

**\$640,000.00**

BK: 2024 PG: 2502  
Recorded: 10/11/2024 at 9:08:43.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,023.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:**

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Tel: 515-223-4567

**Taxpayer Information:**

IPE1031 REV564, LLC, 6150 Village View Drive, Suite 113, West Des Moines, IA 50266

**Return Document To:**

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265

**Grantors:**

Lisa J. Brownlee, as Trustee of the Lisa J. Brownlee Revocable Trust

**Grantees:**

IPE1031 REV564, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Lisa J. Brownlee, as Trustee of the Lisa J. Brownlee Revocable Trust, does hereby Convey to IPE1031 REV564, LLC, the following described real estate in Madison County, Iowa:

The East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land commencing at the Northwest corner of the East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) of said Section Thirty-six (36), thence Easterly along the North line of said 80 acre tract 250 feet, thence South 523.2 feet, thence Westerly 250 feet to the West line of said 80 acre tract, thence North 522.7 feet along said West line to the point of beginning and containing 2.991 acres, more or less.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

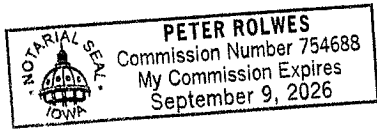
Dated: 10/10/24

Lisa J. Brownlee Revocable Trust

By *Lisa J. Brownlee*  
Lisa J. Brownlee, as Trustee

STATE OF IOWA, COUNTY OF Polk, SS:

This record was acknowledged before me on 10-10-2024, by Lisa J. Brownlee, as Trustee of the above-entitled trust.



A handwritten signature in cursive script, appearing to read "Peter Rolwes".

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Signature of Notary Public