

\$459,500.00

BK: 2024 PG: 659
Recorded: 3/27/2024 at 1:15:53.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$734.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED AND AFFIDAVIT OF TRUSTEE
Recorder's Cover Sheet**

Preparer Information:

Alecia A. Cederdahl, 699 Walnut Street, Suite 2000, Des Moines, IA 50309
515-288-6041

Taxpayer Information:

Bri-Mel Investments, LLC, 2715 Cork Hollow Drive, Brownsville, MN 55919

Return Address

Bri-Mel Investments, LLC, 2715 Cork Hollow Drive, Brownsville, MN 55919

Grantor:

The Schwinn Revocable Trust U/D/T August 27, 2009

Grantee:

Bri-Mel Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED AND AFFIDAVIT OF TRUSTEES
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, James G. Schwinn and Christina Harris Schwinn as Co-Trustees of The Schwinn Revocable Trust U/D/T August 27, 2009, do hereby convey to Bri-Mel Investments, LLC, a Minnesota limited liability company the following described real estate in Madison County, Iowa:

See attached

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazard 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 ground water hazard statement.

The grantor hereby covenants with grantee, 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 as follows:

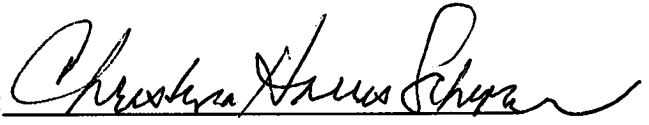
1. We are the Co-Trustees of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record September 23, 2009, in Book 2009 Page 2943, of the Madison, Iowa, Recorder's Office.
2. We are the presently existing Co-Trustees under the Trust and we are authorized to transfer the above described real estate to the Grantee without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Co-Trustees, are authorized to transfer the interest in the above described real estate, free and clear of any adverse claims.
4. The grantor of the Trust is not deceased.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

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

Dated: March _____, 2024

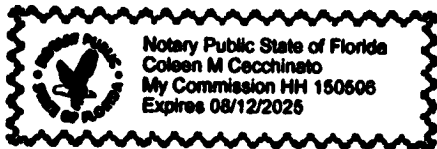
The Schwinn Revocable Trust
U/D/T August 27, 2009


By: _____
James G. Schwinn, Co-Trustee

By: 
Christina Harris Schwinn, Co-Trustee

STATE OF FLORIDA, COUNTY OF Lee

This instrument was acknowledged before me this 21st day of March, 2024, by James G. Schwinn and Christina Harris Schwinn as Co-Trustees of The Schwinn Revocable Trust U/D/T August 27, 2009.





Signature of Notary Public

Legal Description

The Southeast Fractional Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.