



Document 2024 925

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Date 5/01/2024 Time 1:55:10PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Taxpayers:** Gary Knight and Rebecca Knight, 3212 278<sup>th</sup> Lane, St. Charles, IA 50240  
**Return to/Preparer:** Rita Harmening Pedersen, 114 S. Wilson, Jefferson, IA 50129, Ph: 515-386-8198



### TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Jeannette L. Bower, Trustee of the Jeannette L. Bower Trust**, does hereby Convey **an undivided one-half interest to Gary Knight and Rebecca Knight, as joint tenants with full rights of survivorship and not as tenants in common, and an undivided on-half interest to Patricia A. Egli and Thomas M. Egli, as joint tenants with full rights of survivorship and not as tenants in common**, in the following described real estate in Madison County, Iowa:

**An undivided one-third interest in and to:**

SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 3; AND the NE $\frac{1}{4}$  of Section 10; ALL in Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND

NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 10, and the South 24 rods of the East 33 $\frac{1}{3}$  rods of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 3, ALL in Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND

NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 10, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

See Warranty Deed recorded in Book 2024, Page 923, concurrently for two-thirds interest in same real estate for Declaration of Value and Groundwater Hazard Statement forms.

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: 4/15/2024 2024.

Jeannette L. Bower Trust

By Jeannette L. Bower  
Jeannette L. Bower, Trustee

STATE OF Colorado, COUNTY OF Larimer

This record was acknowledged before me on April 15th, 2024, by Jeannette L. Bower, as Trustee of the Jeannette L. Bower Trust.

**Delby Berenice Zamudio Marquez**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20194047359**  
**MY COMMISSION EXPIRES 12/20/2027**

[Signature]  
Signature of Notary Public