

BK: 2025 PG: 1182
Recorded: 5/15/2025 at 8:18:45.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by & Return To: William E. Bump, Bump & Bump, LLP, Box 366, Stuart, 50250 (515) 523- 2843
Address Tax Statement: Rhonda K. Bunnell, Trustee, 1298 150th Street, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Rhonda K. Bunnell and Steven H. Bunnell, wife and husband, do hereby Convey to Rhonda K. Bunnell, or her successors, as Trustee of the Rhonda K. Bunnell Revocable Trust, dated May 14, 2025, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

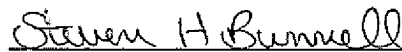
The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-eight (28), in Township Seventy-seven (77) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County Iowa.

And

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), including Parcel "C" located in the Northeast Quarter of the Northeast Quarter, all in Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to Easements of record.

By signing below, I Steven H. Bunnell, acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the value of the property described in this deed. This waiver shall apply regardless of any changes made to my wife's trust in the future, including any change to the beneficiaries of this trust.

Date May 14, 2025


Steven H. Bunnell

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

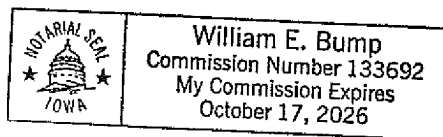
Dated: May 14, 2025

Rhonda K. Bunnell
Rhonda K. Bunnell

Steven H. Bunnell
Steven H. Bunnell

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on May 14th, 2025, by Rhonda K. Bunnell and Steven H. Bunnell, wife and husband.



William E. Bump
Signature of Notary Public