



Document 2025 1665

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Date 6/30/2025 Time 11:27:27AM
Rec Amt \$12.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$810.40 ANNO
Rev Stamp# 231 DOV# 227 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$506,942

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax statement
& Return to: Stephen J Swanson, 2364 Bittersweet Avenue, Winterset, IA 50273

P2501868

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Michael Robert Diehl and Roberta Ann Diehl, Trustees of the M & R Diehl Revocable Trust** (the "Grantor"), do hereby Convey to **Stephen J Swanson**, a single person (the "Grantee"), the following-described real estate:

Parcel K as described in the Amended Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on March 31, 2021 in Book 2021 Page 1327 being a part of Parcel J as described in the Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on October 9, 2020 in Book 2020 Page 3859 being a part of the Southeast Quarter of the Northeast Quarter of Section 7 and all of the South Half of the Northwest Quarter of Section 8, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa.

The Grantor does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 22 day of June, 2025.

**Michael Robert Diehl and Roberta Ann Diehl,
Trustees of the M & R Diehl Revocable Trust**

By: Michael Robert Diehl, Trustee
Michael Robert Diehl, Trustee

By: Roberta Ann Diehl, Trustee
Roberta Ann Diehl, Trustee

STATE OF Iowa, COUNTY OF Dallas: ss

This record was acknowledged before me on June 22, 2025, by Michael Robert Diehl and Roberta Ann Diehl, Trustees of the M & R Diehl Revocable Trust.

Jeffrey John Longman
Notary Public

