

BK: 2025 PG: 1836  
Recorded: 7/17/2025 at 3:08:30.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Kenneth Williamson, 2869 280th Trail, St Charles, IA 50240  
**Taxpayer:** Kenneth Williamson, 2869 280th Trail, St Charles, IA 50240  
**Preparer:** Julie Vyskocil, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266,  
Tel: (515) 271-5909



### TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kenneth Williamson, Trustee of the Lon Williamson Revocable Trust, does hereby Convey to Kenneth Williamson, as a married person, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of Section Twenty-seven (27) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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.

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

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: 7-17-25.

Kenn Williamson  
Kenneth Williamson, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on July 17, 2025 by  
Kenneth Williamson, Trustee of the Lon Williamson Revocable Trust.



Kristie Hefel  
Signature of Notary Public