

BK: 2025 PG: 197
Recorded: 1/22/2025 at 9:15:16.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322
E-MAIL: pa@henrichsenlawoffice.com 515.727.5330
Buyer name: Muhamed Aljic and Fuada Aljic, trustees of the Muhamed Aljic and Fuada Aljic 2024 TRUST dated 01/21/2025
Address Tax Statement: Muhamed Aljic and Fuada Aljic, 1172 Woodland Av, Cumming, IA 50061

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration,

Grantor(s): Muhamed Aljic and Fuada Aljic, a married couple
do hereby Convey to

Grantee(s): Muhamed Aljic and Fuada Aljic, as co-trustees of the Muhamed Aljic and Fuada Aljic 2025 TRUST dated 01/21/2025 the following described real estate:

Lot Five (5) of Woodland Avenue Estates Subdivision located in the Northwest Quarter (¼) of the Southwest Fractional Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

428A.2 (21) Deeds in which the consideration is five hundred dollars or less.

The undersigned, Settlor or Grantor of the revocable trust named above, hereby confirms that the undersigned constitutes the sole lifetime beneficiary of said trust and that he/she retains the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trust.

The real property described above is conveyed subject to the following: All easements, all easements evidenced by use, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession. 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: 01/21/2025

Muhammed Aljic
Muhammed Aljic - Settlor

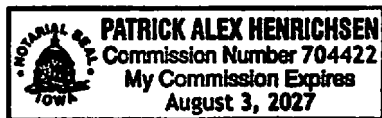
Fuada Aljic
Fuada Aljic - Settlor

STATE OF IOWA, COUNTY OF POLK

Ss:

This instrument was acknowledged before me on 01/21/2025, by Muhammed Aljic and Fuada Aljic as Settlor and grantor.

«seal»



[Signature]
PATRICK ALEX HENRICHSEN
NOTARY PUBLIC
COMM # 704422
EXPIRES 08/03/2027

Dated: 01/21/2025

Muhammed Aljic
Muhammed Aljic - Trustee

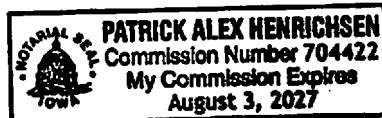
Fuada Aljic
Fuada Aljic -- Trustee

STATE OF IOWA, COUNTY OF POLK

Ss:

This instrument was acknowledged before me on 01/21/2025, by Muhammed Aljic and Fuada Aljic both as Trustee and grantee.

«seal»



[Signature]
PATRICK ALEX HENRICHSEN
NOTARY PUBLIC
COMM # 704422
EXPIRES 08/03/2027