



Document 2025 3024

Book 2025 Page 3024 Type 03 001 Pages 2

Date 11/10/2025 Time 2:35:22PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,175.20

Rev Stamp# 404

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$134,632.50

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Larry G. Young Revocable Trust and Sherry M. Young Revocable Trust, 2552 Walnut Trail, St. Charles, IA 50240

Return Document To: Larry G. Young Revocable Trust, 2552 Walnut Trail, St. Charles, IA 50240

Grantors: David Downs and Patricia Downs

Grantees: Larry G. Young and Sherry M. Young, as co-trustees of the Larry G. Young Revocable Trust and Sherry M. Young and Larry G. Young, as co-trustees of the Sherry M. Young Revocable Trust


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Seven Hundred Thirty-Four Thousand Six Hundred Thirty-Two Point Five Dollar(s) and other valuable consideration, David Downs^{ca} and Patricia Downs, Husband and Wife, do hereby Convey to Larry G. Young and Sherry M. Young (Co-Trustees) of the Larry G. Young Revocable Trust as to an undivided one-half interest; and Sherry M. Young and Larry G. Young (Co-Trustees) of the Sherry M. Young Revocable Trust as to an undivided one-half interest, in the following described real estate in Madison County, Iowa:

Parcel "E" located in the West Half (1/2) of the Northwest^{Quarter (1/4)} of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 59.97 acres, as shown in Plat of Survey filed in Book 2025, Page 2814 on October 21, 2025, in the Office of the Recorder of 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.

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.

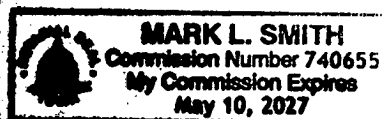
Dated: 11/7/2025.

David Downs
David Downs, Grantor

Patricia Downs
Patricia Downs, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/7/2025 by
David Downs and Patricia Downs.



Mark L. Smith
Signature of Notary Public