

**\$272,000.00**

BK: 2025 PG: 311

Recorded: 2/3/2025 at 3:19:25.0 PM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$434.40

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:**

Steven W. Downs

Kimberley S. Downs

2656 Truro Road

St. Charles, Iowa 50240

**Return Document To:**

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Bruce G. Brownlee Trust

**Grantees:**

Steven W. Downs

Kimberley S. Downs

**Legal Description:** See Page 2



**TRUSTEE WARRANTY DEED**  
**(Inter-Vivos Trust)**

For the consideration of \$272,000.00 and no/100ths-----Dollar(s) and other valuable consideration, **Sue A. Brownlee and Sara J. Oldenkamp, as Co-Trustees of the BRUCE G. BROWNLEE TRUST** do hereby convey to **STEVEN W. DOWNS and KIMBERLEY S. DOWNS, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

The Northwest Quarter of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "F" in the Northwest Quarter of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa as shown by Plat of Survey Recorded in Book 2022, Page 2536, on August 26, 2022, 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.

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.

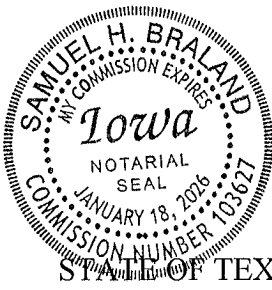
Dated: 21 day of December, 2024.

Sue Anna Brownlee  
Sue A. Brownlee, Co-Trustee

Sara J. Oldenkamp  
Sara J. Oldenkamp, Co-Trustee

STATE OF IOWA, COUNTY OF POLK: ss

This record was acknowledged before me on the 2nd day of January, 2025 by Sara J. Oldenkamp as Co-Trustee of the above entitled trust.



[Signature]  
Signature of Notary Public

STATE OF TEXAS, COUNTY OF TRAVIS: ss

This record was acknowledged before me on the 21<sup>st</sup> day of December, 2024, by Sue A. Brownlee as Co-Trustee of the above entitled trust.

[Signature]  
Signature of Notary Public

