

\$544,000.00

BK: 2025 PG: 314

Recorded: 2/3/2025 at 3:27:32.0 PM

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County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$869.60

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:

Howard P. Downs Trust
207 Dickens Road
Northfield, Illinois 60093

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Bruce G. Brownlee Trust

Grantees:

Howard P. Downs Trust

Legal Description: See Page 2



TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of \$544,000.00 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 **Howard P. Downs as Trustee of the HOWARD P. DOWNS TRUST** dated **December 12, 2017** the following described real estate in Madison County, Iowa:

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 21st day of December, 2024, by Sue A. Brownlee as Co-Trustee of the above entitled trust.

[Signature]
Signature of Notary Public

