

**\$810,000**  
**COMPANION WD 12-08-25 2025-3337**

**BK: 2025 PG: 3327**  
**Recorded: 12/8/2025 at 12:53:25.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$1,295.20**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4771

Mail tax statements and return documents to:  
Randy Marlin, 3335 228th Ln, Saint Charles, IA 50240

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## **TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Herb Elliott and Jill Charlene Elliott, as Trustees of the Herb and Jill Elliott Joint Revocable Trust dated October 24, 2024**, do hereby convey unto **Randy Marlin, a single person**, the following described real estate:

**Parcel "H" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 0.22 acres, as shown in Plat of Survey filed in Book 2025, Page 817, on April 7, 2025 in the Office of the Recorder of Madison County, Iowa**

### **SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant to the Grantee 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 Grantors 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 Grantee 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.

In addition to the foregoing, the Grantors further swear or affirm as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on June 13, 2025, Book 2025, Page 1496, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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.

Herb and Jill Elliott Joint Revocable Trust dated  
October 24, 2024

BY: Herb Elliott  
Herb Elliott  
Trustee

BY: Jill Charlene Elliott  
Jill Charlene Elliott  
Trustee

STATE OF Iowa )  
COUNTY OF Polk )

SS:

This instrument was acknowledged before me on 12 / 1, 20 25  
by Herb Elliott as Trustee and Jill Charlene Elliott as Trustee of the Herb and Jill Elliott Joint  
Revocable Trust dated October 24, 2024.

Helen Marie Turner  
Notary Public in and for said State

