

BK: 2025 PG: 3585
Recorded: 12/31/2025 at 9:50:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,114.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer and Return To: Lisa R. Wilson, Wilson, Egge & Loya, P.C., 222 N.W. Sunrise Drive, Waukee, IA 50263, (515) 369-2502
Address Tax Statement: Kris Kay Scheller-Stewart and Lee W. Stewart, 1310 Prairieview Ave., Van Meter, IA 50261

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, GWEN E. CASHMAN, AS TRUSTEE OF THE GWEN E. CASHMAN REVOCABLE TRUST, hereby conveys unto KRIS KAY SCHELLER-STEWART AND LEE W. STEWART, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Parcel "K", a parcel located in the Northwest Quarter of the Northwest Quarter of Section 22, Township 77 North, Range 27 West of the 5th, P.M., Madison County, Iowa, and as shown in the Plat of Survey filed October 31, 2024 in Book 2024, Page 2656, and recorded in the Office of the Recorder of 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

