

BK: 2025 PG: 381  
Recorded: 2/10/2025 at 3:06:15.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## **TRUSTEE WARRANTY DEED**

**Preparer Information:**

Christine B. Long  
BrownWinick Law Firm  
666 Grand Avenue, Suite 2000  
Des Moines, IA 50309  
Phone: (515) 242-2491

**Taxpayer Information:**

Diane J. Brower  
2628 Ashwood Drive  
Carroll, IA 51401

**Return Document To:**

Christine B. Long  
BrownWinick Law Firm  
666 Grand Avenue, Suite 2000  
Des Moines, IA 50309  
Phone: (515) 242-2491

**Grantor:**

Diane J. Brower, Trustee of the  
William D. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated

**Grantees:**

Diane J. Brower, Beth K. McClelland, and Debra J. Lowry

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2020, Page 909

## TRUSTEE WARRANTY DEED

For the consideration of Ten and 00/100ths Dollars (\$10.00) and other valuable consideration, Diane J. Brower, Trustee of the William D. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated, does hereby convey to Diane J. Brower, a married person, Beth K. McClelland, a married person, and Debra J. Lowry, a married person, as tenants in common, all of such Trust's right, title, interest, estate, claim, and demand in the following-described real estate in Madison County, Iowa:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Seven (7) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

**This deed is exempt according to Iowa Code 428A.2(21).**

Grantor does hereby covenant 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 21<sup>st</sup> day of October, 2024.

GRANTOR:

WILLIAM D. BLOHM REVOCABLE TRUST  
U/A/D OCTOBER 16, 1996,  
AS AMENDED AND RESTATED

By: Diane J. Brower, Trustee  
Diane J. Brower, Trustee

STATE OF IOWA                     )  
  ) ss:  
COUNTY OF Carroll             )

This record was acknowledged before me this 21<sup>st</sup> day of October, 2024, by Diane J. Brower as Trustee of the William D. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated.

Jackie Mertes  
Notary Public

