



Document 2026 1419

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Marcia Knutson, 2451 Willow Bend Trail, St. Charles, IA 50240

**Return Document To:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Marcia Knutson and J. Stephen Lathrum as co-trustees of Patsy M Lathrum Irrevocable Trust

**Grantees:** Marcia Knutson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Marcia Knutson and J. Stephen Lathrum, Co-Trustees of Patsy M Lathrum Irrevocable Trust, does hereby Convey to Marcia Knutson, the following described real estate in Madison County, Iowa:

See description attached.

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.

**This deed is exempt according to Iowa Code 428A.2(22).**

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: May 19, 2026

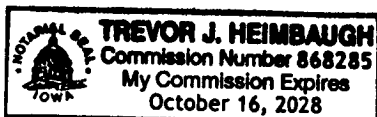
Patsy M Lathrum Irrevocable Trust

By Marcia Knutson  
Marcia Knutson, as Trustee

By J. Stephen Lathrum  
J. Stephen Lathrum, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 19, 2026,  
by Marcia Knutson and, Trustees of the above-entitled trust.



Trevor J. Heimbaugh  
Signature of Notary Public

**The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Twenty-one (21) and the South 35 acres of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) except the North 25 feet thereof heretofore conveyed for road purposes, and the South 28<sup>1</sup>/<sub>4</sub> rods of the West 28<sup>1</sup>/<sub>4</sub> rods of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND Parcel "E" of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., as shown in the Plat of Survey recorded in Book 2013, Page 3272 of the Recorder's Office of Madison County, Iowa, AND, The South Half (S<sup>1</sup>/<sub>2</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) and the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5<sup>th</sup> P.M., Madison County, Iowa.**