



Document 2026 655

Book 2026 Page 655 Type 03 001 Pages 3  
Date 3/11/2026 Time 1:06:49PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$3.919.20  
Rev Stamp# 74 DOV# 65

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$2,450,000

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

ES0172723

**Preparer Information:** John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216,  
Tel: 641-755-2131

<sup>2</sup>  
4 **Taxpayer Information:** Parker L. Frey, 1509 - 135th Street, Earlham, IA 50072, 515-205-2372

✓ **Return Document To:** Parker L. Frey, 1509 - 135th Street, Earlham, IA 50072

**Grantors:** Cynthia A. Clausen as Trustee of the Vivian J. Clausen Revocable Trust, dated July 18, 2019

**Grantees:** Parker L. Frey


**Legal Description:** See Page 2

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




## TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Cynthia A. Clausen, Trustee of the Vivian J. Clausen Revocable Trust, dated July 18, 2019, does hereby Convey to Parker L. Frey, a single person, the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa. 

and

The Southeast Quarter (1/4) of Section Eight (8), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "C" located in the South Half (1/2) of the Southeast Quarter (1/4) of said Section Eight (8), containing 3.84 acres, as shown in Plat of Survey filed in Book 2025, Page 2308 on August 28, 2025 in the Office of the Recorder of Madison County, Iowa subject to and together with any discrepancies, conflicts in boundary lines shortage in area, encroachments and any facts which a correct survey, map and inspection of the property would disclose and which are not shown by public record. 

**Subject to an additional restriction that the real estate described above shall not be used for residential or commercial development and that the property will not be used as a site for hog, turkey, or chicken confinements, or any other concentration of commercially produced livestock whose concentration creates a noxious or foul odor that is offensive to the senses. This restriction shall run with the land for a period of twenty-one (21) years.**

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.

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: March 10, 2026.

Vivian J. Clausen Revocable Trust, dated July  
18, 2019

By Cynthia A Clausen  
Cynthia A. Clausen, as Trustee

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on March 10, 2026, by Cynthia A. Clausen,  
Trustee of the above-entitled trust.

Johanne Godwin  
Signature of Notary Public

