

BK: 2026 PG: 770
Recorded: 3/23/2026 at 9:44:57.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax statement
& Return to: Kelsey Mihalovich, 1041 65th St., Windsor Heights, IA 50324

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Susan C. McDonald and John K. McDonald, Trustees of the Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020** (the "Grantor"), do hereby Convey to **Kelsey Mihalovich** (the "Grantee"), the following-described real estate:

Lot Two (2) of Prairie View Subdivision, located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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 does hereby covenant with Grantee, 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. The Grantor further warrants to the Grantee all of the following: that the trust pursuant to which the transfer is made is duly executed and in existence; that 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.

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 11 day of March, 2026.

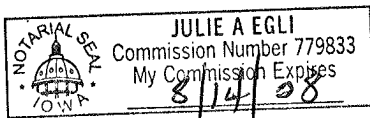
**Susan C. McDonald and John K. McDonald,
Trustees of the Susan C. McDonald Revocable Trust
under Agreement dated April 17, 2020**

By: Susan C. McDonald Trustee
Susan C. McDonald, Trustee

By: John K. McDonald Trustee
John K. McDonald, Trustee

STATE OF Iowa, COUNTY OF Winn: ss

This record was acknowledged before me on March 11, 2026, by Susan C. McDonald and John K. McDonald, Trustees of the Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020.



Notary Public