

BK: 2026 PG: 845
Recorded: 3/27/2026 at 1:30:20.0 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: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Ph: 515-697-4282

Taxpayer Information: Katie A. Johnson n/k/a Katie Fryer, 518 Polk Street, DeSoto, IA 50069
David J. Johnson, 409 Main Street, Van Meter, IA 50261

Return Document To: Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454



TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Karen Johnson, Trustee of Herman J. Kneuper 2020 Revocable Trust, does hereby Convey to Century Ridge Farms, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

West half of the Southeast Quarter of Section 5, Township 77 North, Range 27 West of the Fifth P.M., Madison County, Iowa, except cemetery consisting of one acre more or less situated in the Northeast corner thereof.

This deed is exempt from Real Estate Transfer Tax according to Iowa Code 428A.2(21).

Beneficiaries, David Johnson and Katie Johnson n/k/a Katie Fryer are executing a Quit Claim Deed in conjunction with this deed.

This transaction is exempt from the requirement to file a groundwater hazard statement as it is a transfer made during the course of a decedent's trust administration.

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 19, 2026.

Herman J. Kneuper 2020 Revocable Trust



By Karen Johnson
Karen Johnson, as Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on March 19, 2026, by Karen Johnson, Trustee of the above-entitled trust.