

BK: 2026 PG: 855
Recorded: 3/30/2026 at 8:31:34.0 AM
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
Recorder's Cover Sheet**

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

Taxpayer Information

And Return Document To: Johanna L. Clausen, 1175 120th Street, Dexter, IA 50070

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

Grantee: Johanna L. Clausen

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 Johanna L. Clausen, a single person, the following described real estate in Madison County, Iowa:

Parcel "C" located in the South Half (1/2) of 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, 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 and all easements, covenants, and restrictions of record.

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.

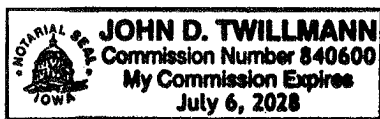
Dated: March 26, 2026.

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

By Cynthia A Clausen
Cynthia A. Clausen, as Trustee trustee

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on March 26, 2026, by Cynthia A. Clausen, Trustee of the above-entitled trust.



Signature of Notary Public