



Document 2022 2076

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Date 7/13/2022 Time 1:20:12PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 250 DOV# 242

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

✓ **Return To:** Hilsabeck Investments, LLC, 2904 Highway 169, Winterset, Iowa 50273  
**Taxpayer:** Hilsabeck Investments, LLC, 2904 Highway 169, Winterset, Iowa 50273  
**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



### TRUSTEE WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, James L. Naumann and Marya Anne Naumann Co-Trustees of the James L. Naumann Revocable Trust and of the Marya Anne Naumann Revocable Trust, do hereby Convey to Hilsabeck Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot One (1) in Block One (1) of Mack's Second Addition to the Town of Macksburg, Madison County, Iowa, and The West Half (1/2) of the vacated alley in Lot One (1) in Block One (1) of Mack's Second Addition to the Town of Macksburg, Madison County, Iowa

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: 6-29-22

James L. Naumann Revocable Trust  
By [Signature]  
James E. Naumann, Trustee

Marya Anne Naumann Revocable Trust  
By [Signature]  
Marya Anne Naumann, Trustee

STATE OF IDAHO, COUNTY OF Blaine

This record was acknowledged before me on June 29, 2022,  
by James L. Naumann, Trustee of the above-entitled trusts.

Christina M Stice  
Commission Number: 38061  
Notary Public  
State of Idaho  
My Commission Expires: 07/09/2026

[Signature]  
Signature of Notary Public

STATE OF IDAHO, COUNTY OF Blaine

This record was acknowledged before me on June 29, 2022,  
by Mary Anne Naumann, Trustee of the above-entitled trusts.

Christina M Stice  
Commission Number: 38061  
Notary Public  
State of Idaho  
My Commission Expires: 07/09/2026

[Signature]  
Signature of Notary Public

Naumann Trusts-Hilsabeck Investments, LLC Groundwater Statement not required

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