



Document 2022 2804

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$719.20

Rev Stamp# 367 DOV# 356

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$450,000

Preparer: Danielle Guisinger, 7043 Vista Drive, W. Des Moines, IA 50266 (515) 864-9370 (1422SS)

Return To: Fred and Darcy Van Bergen, 29070 530th Avenue, Kelley, IA 50134

Taxpayer Information: Fred and Darcy Van Bergen, 29070 530th Avenue, Kelley, IA 50134

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Town Family Trust dated August 28, 2000**, does hereby convey to **Frederick and Darcy Van Bergen, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Polk County, Iowa:

Amended Parcel "E" shown located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Four (4) and the West Half (1/2) of the Northwest Quarter (1/4) of Section Nine (9), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 2021, Page 303 on January 25, 2021, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions, and easements of record. here 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: 9/13/22

Town Family Trust dated August 28, 2000

By: Deborah A. Town, Trustee
Deborah A. Town, Trustee

STATE OF Iowa)
COUNTY OF Dallas) ss:

This record was acknowledged before me on 9/13/22, by **Deborah A. Town as Trustee of the Town Family Trust dated August 28, 2000.**

[Signature]
Notary Public in and for said State

