

CONSIDERATION \$360,000.00

BK: 2022 PG: 3173
Recorded: 11/2/2022 at 10:29:01.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$14.04
Combined Fee: \$31.04
Revenue Tax: \$575.20
LISA SMITH RECORDER
Madison County, Iowa

**TRUSTEE'S WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Shannon M.H. Hasse, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

Taxpayer Information:

Bryan Young and Jacqueline Young, P.O. Box 36042, Des Moines, IA 50315

Return Address

Shannon M.H. Hasse, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

Grantor:

Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009

Grantee:

Bryan Young and Jacqueline Young

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:

N/A

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009**, does hereby convey to **Bryan Young and Jacqueline Young, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, all right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

East One-half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM:

Beginning at the Northwest Corner of the East 1/2 of the Northeast 1/4 of said Section 12; thence S 87 degrees 54 minutes 18 seconds E a distance of 360.53'; thence S 00 degrees 07 minutes 54 seconds W a distance of 272.30'; thence S 65 degrees 04 minutes 51 seconds W a distance of 397.73'; thence N 00 degrees 07 minutes 54 seconds E a distance of 453.06' to the point of beginning.

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.

Grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; grantor has good and lawful authority to sell and convey the real estate; 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. Grantor further warrants to the grantee all of the following: The trust pursuant to which the transfer is made is duly executed and in existence; to the knowledge of grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; the transfer by the trustee to the grantee is effective and rightful; and 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: 10-31, 2022.

Max J. and Mary Jo Tucker Trust dated February 10, 2009

By: *Gregory L. Tucker*
Gregory L. Tucker, Trustee

STATE OF IOWA, COUNTY OF Madison ss

This record was acknowledged before me on October 31, 2022, by Gregory L. Tucker, as Trustee of the above-named trust.

Connie Manny
Notary Public

