



Document 2022 3669

Book 2022 Page 3669 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$103.20
Rev Stamp# 473 DOV# 464

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$65,000

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Dale Hoepker, 3268 310th St., Orient, IA 50858

Return Document To: Dale Hoepker, 3268 310th St., Orient, IA 50858

Grantors: Pamela Jones as trustee of the Dee Peckham Family Trust

Grantees: Dale Hoepker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Sixty-Five Thousand Dollar(s) and other valuable consideration, Pamela Jones, Trustee of the Dee Peckham Family Trust dated May 31, 2014, does hereby Convey to Dale Hoepker, the following described real estate in Madison County, Iowa:

A parcel of land commencing at a point 30 rods West of the Northeast corner of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence West 9 rods, thence South 15 rods, thence East 9 rods, thence North 15 rods to the place of beginning, excepting therefrom the East 39 feet in width thereof, AND a parcel of land commencing at a point 42 rods West of the Northeast corner of said Section Sixteen (16), thence South 16 rods, thence West 3 rods, thence North 16 rods, thence East 3 rods to the place of beginning. (E)

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.

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.

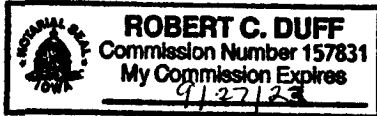
Dated: 12-14-22

Dee Peckham Family Trust

By Pamela Jones AS TRUSTEE
Pamela Jones, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/14/22,
by Pamela Jones, Trustee of the above-entitled trust.



Robert C. Duff
Signature of Notary Public