



Document 2023 1021

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$2,239.20
Rev Stamp# 137 DOV# 138

INDX
ANNO
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CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$1,400,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Michael Koch and Cindy Koch, 1276 Prairieview Avenue, Van Meter, IA 50261

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,

Phone: 515-462-4912



TRUSTEE WARRANTY DEED

For the consideration of -----One Million Four Hundred Thousand Dollar(s)----- and other valuable consideration, Terri Getman as Trustee of the Mary Tassell Revocable Trust under Trust Agreement dated September 21, 1999, does hereby Convey to Michael Koch and Cindy Koch, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "D" located in the North Half (1/2) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 113.62 acres, as shown in Amended Plat of Survey filed in Book 3, Page 33 on June 27, 1997, in the Office of the Recorder of Madison County, Iowa.

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 grantee, 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 grantee 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 grantee 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.


Mary Tassell Revocable Trust under
Trust Agreement dated September 21, 1999

Dated: May 5, 2023.

By 
Terri Getman, Trustee

STATE OF MINNESOTA, COUNTY OF Hennepin

This record was acknowledged before me on May 5, 2023, by Terri Getman as Trustee of the above-entitled Trust.


Signature of Notary Public

