



Document 2023 1608

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Date 7/14/2023 Time 12:07:29PM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$767.20 ANNO

Rev Stamp# 213 DOV# 214 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$480,000

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4775

EW Mail tax statements and return documents to:
Jeff Chlupach and Barb Chlupach, 1785 Millstream Ct, Winterset, IA 50273

Cu on Winterset

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TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bruce Drottz and Debra Drottz, as Trustees of the BDD Trust dated the 7th day of April 2023**, do hereby convey unto **Jeff Chlupach and Barb Chlupach, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Twenty-nine (29) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD



Grantors do hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant 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 Grantors 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.

In addition to the foregoing, the Grantors further swear or affirm as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on April 7, 2023, Book 2023 Page 686, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

BDD Trust dated the 7th day of April 2023

BY: *Bruce Drottz*
Bruce Drottz
Trustee

BY: *Debra Drottz*
Debra Drottz
Trustee

STATE OF IOWA)
COUNTY OF MADISON)

SS:

This instrument was acknowledged before me on JULY 1ST, 2023
by Bruce Drottz as Trustee and Debra Drottz as Trustee of the BDD Trust dated the 7th day of
April 2023.

Krzysztof Chrzaszcz
Notary Public in and for said State

