



Document 2023 1978

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20  
Rev Stamp# 279 DOV# 279

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 175,000

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

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

21341770

<sup>le</sup>  
**Taxpayer Information:** Yixin Chen, 1730 ~~2~~<sup>le</sup>6th Way SE, Sammamish, WA 98075

<sup>le</sup>  
**Return Document To:** Yixin Chen, 1730 ~~2~~<sup>le</sup>6th Way SE, Sammamish, WA 98075

**Grantors:** Thomas Sotta as trustee of Laundromat 401K Trust

**Grantees:** Yixin Chen

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of One Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Thomas Sotta, Trustee of Laundromat 401K Trust, does hereby Convey to Yixin Chen, a married individual, the following described real estate in Madison County, Iowa:

**Parcel "J" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as shown in Plat of Survey filed in Book 2006, Page 3079 on July 27, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "K" located therein, containing 3.02 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 376 on February 1, 2013, 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 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: 8/11/23

Laundromat 401K Trust

By *Thomas Sotta* as Trustee  
Thomas Sotta, as Trustee

STATE OF OREGON, COUNTY OF Clackamas

This record was acknowledged before me on August 11, 2023, 2023 by Thomas Sotta, Trustee of the above-entitled trust.

[Handwritten Signature]  
\_\_\_\_\_  
Signature of Notary Public

