



Document 2023 2019

Book 2023 Page 2019 Type 03 001 Pages 3

Date 8/25/2023 Time 11:09:29AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$173.60

ANNO

Rev Stamp# 288 DOV# 288

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$108,750

**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: Martha Eathel Jordan Revocable Trust, 2087 Iowa Avenue, Winterset,
IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Bruce Hann as Trustee of the Bruce Hann Property Management Trust

Grantees: Martha Eathel Jordan as Trustee of the Martha Eathel Jordan Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Eight Thousand Seven Hundred Fifty Dollar(s) and other valuable consideration, Bruce Hann, Trustee of the Bruce Hann Property Management Trust, does hereby Convey to Martha Eathel Jordan, Trustee of the Martha Eathel Jordan Revocable Trust, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

Parcel "C" located in:

The Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey dated May 8, 2019, and filed May 10, 2019, in Book 2019, Page 1318 of the Recorder's Office 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: 8/16/2023

Bruce Hann Property Management Trust

By Bruce Hann
Bruce Hann, as Trustee

STATE OF COLORADO, COUNTY OF Denver

This record was acknowledged before me on 08/16/2023,
by Bruce Hann, Trustee of the above-entitled trust.

Dillon Lucero
Signature of Notary Public

DILLON LUCERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224029997
MY COMMISSION EXPIRES AUGUST 02, 2026