



Document 2023 2071

Book 2023 Page 2071 Type 03 001 Pages 3

Date 8/30/2023 Time 11:42:01AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$.80

ANNO

Rev Stamp# 292 DOV# 292

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$1,000

**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: Brad Hansen and Cheryl Hansen, 1964 Hogback Bridge Road,
Winterset, IA 50273

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

Grantors: William E. Adams and Cheryl L. Adams, Trustees of the William E. Adams
Revocable Trust, and Cheryl L. Adams and William E. Adams, Trustee of the Cheryl L. Adams
Revocable Trust.

Grantees: Brad Hansen and Cheryl Hansen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Thousand Dollar(s) and other valuable consideration, William E. Adams and Cheryl L. Adams, Trustees of the William E. Adams Revocable Trust as to an undivided one-half interest, and Cheryl L. Adams and William E. Adams, Trustees of the Cheryl L. Adams Revocable Trust as to an undivided one-half interest, does hereby Convey to Brad Hansen and Cheryl Hansen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "F" located in the Southwest Quarter (1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Seventy-Six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed on August 14, 2023, in Book 2023, Page 1903 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.

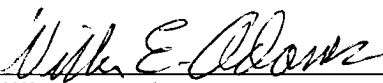
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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.

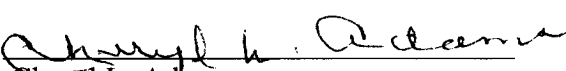
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 8-30-2023.

William E. Adams and Cheryl L. Adams,
Trustees of the William E. Adams Revocable
Trust



William E. Adams



Cheryl L. Adams

Cheryl L. Adams and William E. Adams,
Trustees of the Cheryl L. Adams Revocable
Trust

Cheryl L. Adams
Cheryl L. Adams

William E. Adams
William E. Adams

STATE OF IOWA, COUNTY OF MADISON

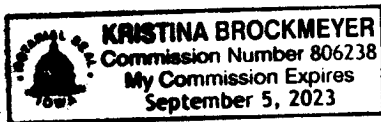
This record was acknowledged before me on August 30, 2023,
by William E. Adams and Cheryl L. Adams, Trustees of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 30, 2023,
by Cheryl L. Adams and William E. Adams, Trustees of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public