

**\$575,000.00**

BK: 2023 PG: 2084  
Recorded: 8/31/2023 at 8:46:18.0 AM  
Pages 4  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$919.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Katherine McKain, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

**Taxpayer Information:** (name and complete address)

Mary Ann Blackman Wallace Revocable Trust, et. al.,  
6023 N Waterbury Road  
Des Moines, IA 50312

**Return Document To:** (name and complete address)

Katherine McKain, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

**Grantor:**

James Bell and Barbara L. Bell  
3271 130<sup>th</sup> Street  
Cumming, IA 50061

**Grantee:**

Estate of Donald. K. Blackman; David J. Blackman and Claudia A. Blackman, as Co-Trustees of the David J. Blackman Revocable Trust U/A/D April 30, 2014; and Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust

**Previously Recorded Document Information:** N/A

**Legal Description:** See Exhibit "A".

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, James Bell and Barbara L. Bell, husband and wife (collectively, "Grantor"), do hereby convey to the Estate of Donald. K. Blackman, an undivided 1/4 interest; David J. Blackman and Claudia A. Blackman, as Co-Trustees of the David J. Blackman Revocable Trust U/A/D April 30, 2014, an undivided 1/4 interest; and Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust, an undivided 1/2 interest, as tenants in common (collectively, "Grantee"), all of their right, title, and interest in that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

**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.**

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. 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.

Dated: August 30, 2023.

[Signature Page Follows]

GRANTOR:

James Bell  
James Bell

Barbara L. Bell  
Barbara L. Bell

STATE OF Iowa )  
COUNTY OF Waver ) SS:

This record was acknowledged before me on 8/25, 2023, by James Bell and Barbara L. Bell, husband and wife.

[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE

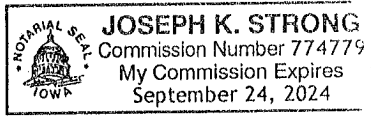


Exhibit "A"  
[Legal description – the Real Estate]

Parcel "O" located in that part of the West Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 14 and the East Half of the Southeast Quarter of Section 15, all in Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in that Corrected Plat of Survey, filed of record in the Office of the Madison County Recorder on April 25, 2023, in Book 2023, at Page 838.