

BK: 2023 PG: 3194
Recorded: 12/28/2023 at 9:49:44.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$24.19
Combined Fee: \$41.19
Revenue Tax: \$1,119.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$700,000.00

TRUSTEE'S WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Shannon M.H. Hasse, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

Taxpayer Information:

Bryan Young and Jacqueline Young, 1582 290th Street, Macksburg, IA 50155

Return Address

Shannon M.H. Hasse, 215 10th St., Ste. 1300, Des Moines, IA 50309

Grantor:

Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009

Grantee:

Bryan Young and Jacqueline Young

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:

N/A

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009**, does hereby convey to **Bryan Young and Jacqueline Young, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, all right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

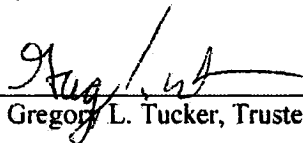
The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the West Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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.

Grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; grantor has good and lawful authority to sell and convey the real estate; 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. Grantor further warrants to the grantee all of the following: The trust pursuant to which the transfer is made is duly executed and in existence; to the knowledge of grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; the transfer by the trustee to the grantee is effective and rightful; and 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.

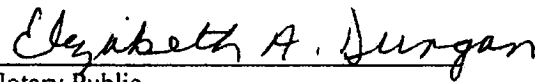
Dated: December 27, 2023.

Max J. and Mary Jo Tucker Trust dated February 10, 2009

By: 
Gregory L. Tucker, Trustee

STATE OF IOWA, COUNTY OF Polk, ss

This record was acknowledged before me on December 27, 2023, by Gregory L. Tucker, as Trustee of the above-named trust.


Notary Public

