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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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: Alan Willis and Kristi Willis Family Trust, 2915 Clark Tower Road,
Winterset, IA 50273

Return Document To: Alan Willis and Kristi Willis Family Trust, 2915 Clark Tower Road,
Winterset, IA 50273

Grantors: Alan R. Willis and Kristi J. Willis

Grantees: Alan Willis and Kristi Willis as co-trustees of the Alan Willis and Kristi Willis
Family Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Alan R. Willis and Kristi J. Willis, Husband and Wife, do hereby Convey to Alan Willis and Krist Willis (Co-Trustees) of the Alan Willis and Kristi Willis Family Trust, the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Twelve (12), lying West of the Public Highway, EXCEPT the North 20 feet thereof.

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.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

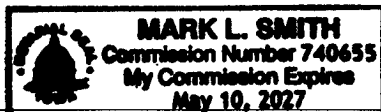
Dated: 7-16-24

Alan R. Willis, Grantor

Kristi J. Willis, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/16/2024 by Alan R. Willis and Kristi J. Willis.



Signature of Notary Public