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Rec Amt \$22.00 Aud Amt \$10.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Joe H. Bertholf, Bret E. Bertholf and Linda Bertholf, 1904 275th St.,
Winterset, IA 50273

Return Document To: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Linda Bertholf, f/k/a Linda Di Giacomo as trustee of the Bertholf Family Revocable
Trust

Grantees: Joe H. Bertholf, Bret E. Bertholf and Linda Bertholf

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Linda Bertholf, f/k/a Linda Di Giacomo, Trustee of the Bertholf Family Revocable Trust, does hereby Convey to Joe H. Bertholf, Bret E. Bertholf and Linda Bertholf, the following described real estate in Madison County, Iowa:

See description attached.

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).

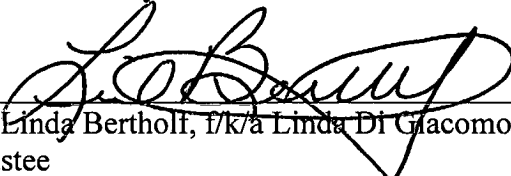
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 8/21/2024.

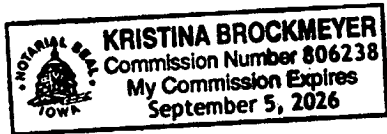
Bertholf Family Revocable Trust

By 
Linda Bertholf, f/k/a Linda Di Giacomo, as
Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 21, 2024,
by Linda Bertholf, f/k/a Linda Di Giacomo, Trustee of
the above-entitled trust.

Kristina Brockmeyer
Signature of Notary Public



Parcel "B" a part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) in Section 34 and a part of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 33, all in township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West 1/4 corner of Section 34; thence S 89°58'54" E a distance of 425.16'; thence S 00°31'41" E a distance of 668.53'; thence N 89°58'54" W a distance of 651.45'; thence N 00°31'41" W a distance of 669.47'; thence S 89°44'39" E a distance of 226.30' to the point of beginning.

Containing 10.000 acres including 0.336 acres of county road right of way easement.