

\$143,893.00

BK: 2024 PG: 2487
Recorded: 10/10/2024 at 1:14:33.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$229.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Jan F. Powell Revocable Trust
Pamela M. Powell Revocable Trust
9477 Aberdare Drive
Indianapolis, Indiana 46250

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Karen Lynn Gast

Grantees:

Jan F. Powell Revocable Trust
Pamela M. Powell Revocable Trust

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$143,893.00 and no/100ths----- Dollars and other valuable consideration, **KAREN LYNN GAST and ALAN GAST, wife and husband**, do hereby convey to: **Jan F. Powell as Trustee of the JAN F. POWELL REVOCABLE TRUST, an undivided one-half interest, and to Pamela M. Powell as Trustee of the PAMELA M. POWELL REVOCABLE TRUST, an undivided one-half interest** in and to the following described real estate in Madison County, Iowa:

An undivided one-seventh interest in and to:

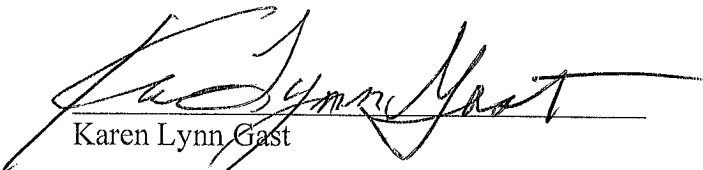
The East One-half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land described as follows: Commencing 685 feet North of the Southeast corner of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) thence running South 84°50' West, 192 feet, North 227 feet, thence North 84°50' East, 192 feet, thence South 227 feet to the point of beginning, 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.

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.

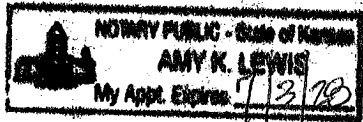
Dated: 25 day of September, 2024.


Karen Lynn Gast


Alan Gast

STATE OF KANSAS, COUNTY OF RILEY ss:

This record was acknowledged before me on the 25 day of September, 2024
by Karen Lynn Gast and Alan Gast, wife and husband.



Amy K. Lewis
Notary Public