

**\$143,893.00**

BK: 2024 PG: 2492  
Recorded: 10/10/2024 at 1:35:58.0 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:**

Janis Marie Hochstetler

**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, **JANIS MARIE HOCHSTETLER formerly known as Janis Marie Brownlee and JAMES RUSSELL HOCHSTETLER, 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:

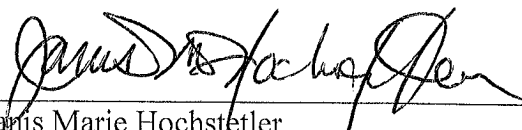
The East One-half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT a tract of land described as follows: Commencing 685 feet North of the Southeast 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.

  
Janis Marie Hochstetler

  
James Russell Hochstetler

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 25<sup>th</sup> day of September, 2024 by Janis Marie Hochstetler and James Russell Hochstetler, wife and husband.



Judy Allison  
Notary Public