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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: John G. Keller and Karen S. Keller, 1675 Ironwood Trl., Earlham, IA 50072

Return Document To: John G. Keller and Karen S. Keller, 1675 Ironwood Trl., Earlham, IA 50072

Grantors: John G. Keller and Karen S. Keller

Grantees: Keller Family Revocable Living Trust

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, John G. Keller and Karen S. Keller, husband and wife, do hereby Convey to the Keller Family Revocable Trust the following described real estate in Madison County, Iowa:

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Four (4), Township Seventy -six (76) North, Range Twenty -eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2006, Page 1754 on May 4, 2006, in the Office of the Recorder, Madison County, Iowa.

AND

Parcel "A" located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 4, Township 76 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2006, Page 1754 in the Office of the Recorder of 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.

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.

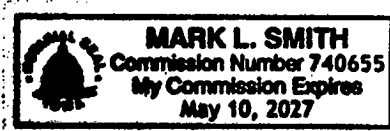
Dated: 11/25/2024

John G. Keller
John G. Keller, Grantor

Karen S. Keller
Karen S. Keller, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/25/2024 by
John G. Keller and Karen S. Keller.



Mark L. Smith
Signature of Notary Public