

\$135,000.00

BK: 2024 PG: 430
Recorded: 2/29/2024 at 12:23:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$215.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Billy Mallory, Mallory Law, 5550 Wild Rose Lane, Suite 400, West Des Moines, Iowa 50266
Phone: (515) 207-2365

Taxpayer Information:

Abigail & James Duncan, 2974 120th Street, Van Meter, Iowa 50261

Return Document To:

Abigail & James Duncan, 2974 120th Street, Van Meter, Iowa 50261

Grantor:

Lance Todd Nelson, Trustee of the Nelson Family Trust dated the 2nd day of February 2018

Grantee:

Abigail & James Duncan, 2974 120th Street, Van Meter, Iowa 50261

Legal Description:

Lot One (1) of Arrowhead Estates, Plat 1, a subdivision in the North Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Ranger Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Document or instrument number of previously recorded documents:

TRUSTEE'S WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, receipt of which is hereby acknowledged, **Lance Todd Nelson, Trustee of the Nelson Family Trust dated the 2nd day of February 2018**, does hereby convey to **Abigail & James Duncan, husband and wife, as joint tenants with full rights of survivorship**, the following described real estate in **Madison County, Iowa**:

Lot One (1) of Arrowhead Estates, Plat 1, a subdivision in the North Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Ranger Twenty-six (26) West of the 5th P.M., Madison County, Iowa.


Subject to Easements, Covenants and Restrictions of Record.

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.

The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. 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.

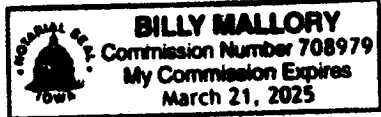
The undersigned, on behalf of Grantor, further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such trust or the validity of the transfer.

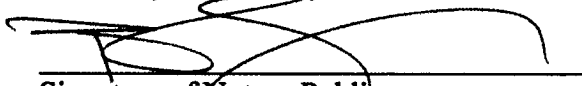
2-28-2024
Date

GRANTOR

Lance Todd Nelson, Trustee of the Nelson Family Trust dated the 2nd day of February 2018

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 2-28-2024, 2024, by Lance Todd Nelson, Trustee of the Nelson Family Trust dated the 2nd day of February 2018.




Signature of Notary Public