



Document 2025 1088

Book 2025 Page 1088 Type 03 001 Pages 2

Date 5/05/2025 Time 1:46:29PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$271.20

ANNO

Rev Stamp# 148 DOV# 146

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$170,000.00

**Preparer:** David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (9014RE)

**Return To:** Mathew Beuning and Jenna Beuning, 675 Indian Ridge Drive, Waukee, IA 50263

**Taxpayer Information:** Mathew Beuning and Jenna Beuning, 675 Indian Ridge Drive, Waukee, IA 50263

NWR161164

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### TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Kevin Freymiller and Donna Freymiller, Trustees of the Kevin Freymiller and Donna Freymiller Revocable Trust U/A dtd 11/09/2021**, do hereby convey to **Mathew Beuning and Jenna Beuning, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**The West Ten (10) Acres of the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 2.13 acres, as shown in Plat of Survey filed in Book 2024, Page 2517, on October 15, 2024 in the Office of the Recorder of Madison County, Iowa; AND Parcel "B" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Fourteen (14), containing 5.96 acres, as shown in Plat of Survey filed in Book 2024, Page 2517, on October 15, 2024 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.**

**Subject to all covenants, restrictions and easements of record.**

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.

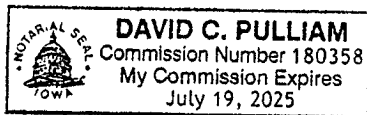
Dated: May 2, 2025

**Kevin Freymiller and Donna Freymiller Revocable Trust U/A dtd 11/09/2021**

By: *Kevin Freymiller*  
Kevin Freymiller, Trustee

STATE OF IOWA )  
COUNTY OF polk ) ss:

This record was acknowledged before me on May 2, 2025, by Kevin Freymiller, as Trustee of the Kevin Freymiller and Donna Freymiller Revocable Trust U/A dtd 11/09/2021.



*David C. Pulliam*  
Notary Public in and for said State

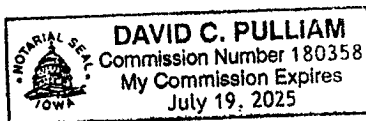
Dated: 5.2.25

**Kevin Freymiller and Donna Freymiller Revocable Trust U/A dtd 11/09/2021**

By: *Donna Freymiller*  
Donna Freymiller, Trustee

STATE OF IOWA )  
COUNTY OF polk ) ss:

This record was acknowledged before me on May 2, 2025, by Donna Freymiller, as Trustee of the Kevin Freymiller and Donna Freymiller Revocable Trust U/A dtd 11/09/2021.



*David C. Pulliam*  
Notary Public in and for said State