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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Gary J. Schmit, Esq.
Phelan Tucker Law LLP

321 East Market Street
Iowa City, Iowa 52244

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RETURN TO/ADDRESS TAX STATEMENT TO: Mark L. Vant Hul and Kathy J. Vant Hul, Trustees, 2233 Jessica Lane, Coralville, Iowa 52241

WARRANTY DEED

In consideration of one dollar and other valuable consideration, Mark L. Vant Hul and Kathy J. Vant Hul, husband and wife, do hereby transfer and convey to Mark L. Vant Hul and Kathy J. Vant Hul, as Trustees of the Mark L. Vant Hul and Kathy J. Vant Hul Charitable Remainder Unitrust, all of their right, title and interest in real estate located in Madison County, Iowa, legally described as follows:

The South thirty (30) acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), the South thirty (30) acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), the West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 642 feet, thence Southeasterly 552 feet 6 inches to a point 625 feet Northeast of a point on the South line of said Northeast Quarter (1/4) Northeast Quarter (1/4) 542 feet East of the Southwest Corner of said Northeast Quarter (1/4) Northeast Quarter (1/4), thence Southwesterly to a point on the South line of said Northeast Quarter (1/4) Northeast Quarter (1/4) 542 feet East of the Southwest corner thereof, thence West 542 feet to the point of beginning.

The described real estate is conveyed subject to zoning, easements, covenants, and restrictions of record in the office of the Recorder of Madison County, Iowa.

This Warranty Deed is exempt from transfer tax under Iowa Code §428A.2(21) as a deed with consideration of five hundred dollars or less.

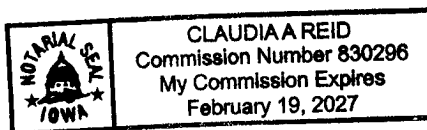
The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. ***Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.*** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

DATED: 5-2-25, 2025.

Mark L. Vant Hul
Mark L. Vant Hul, Grantor

Kathy J. Vant Hul
Kathy J. Vant Hul, Grantor

STATE OF IOWA)
)
COUNTY OF JOHNSON) SS:



On this 2nd day of May, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark L. Vant Hul and Kathy J. Vant Hul, husband and wife, to me known to be the identical persons who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Claudia A Reid
Notary Public in and for the
State of Iowa