

BK: 2025 PG: 1433
Recorded: 6/6/2025 at 1:36:24.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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: Phillip A. Imboden and Leisa R. Imboden, 1312 160th Street, Earlham, IA 50072

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: John Hart Revocable Trust

Grantees: Phillip A. Imboden and Leisa R. Imboden

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 Hart, and Luanne Hitchcock, Trustees of the John Hart Revocable Trust dated September 18, 2024, does hereby Convey to Phillip A. Imboden and Leisa R. Imboden, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Undivided one-half interest in and to:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 33 all in Township 76 North, Range 29 West of the 5th P.M., 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(13).

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: June 6, 2025

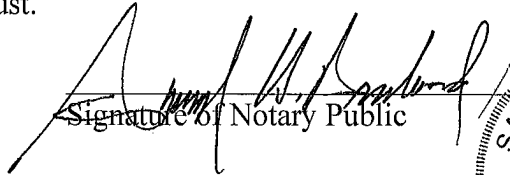
John Hart Revocable Trust

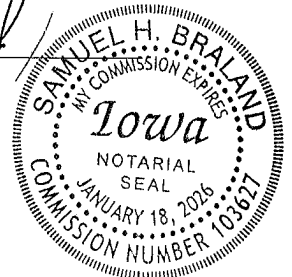
By John Hart
John Hart, as Trustee

By Luanne Hitchcock
Luanne Hitchcock, as Trustee

STATE OF IOWA, COUNTY OF MADISON

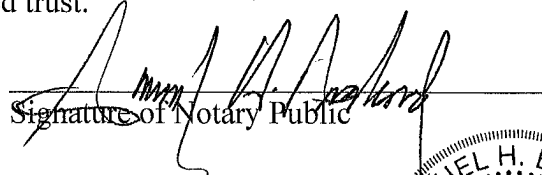
This record was acknowledged before me on June 6, 2025,
by John Hart, Trustee of the above-entitled trust.


Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 6, 2025,
by Luanne Hitchcock, Trustee of the above-entitled trust.


Signature of Notary Public

