

BK: 2025 PG: 1437
Recorded: 6/9/2025 at 8:33:41.0 AM
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

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

John Hart Revocable Trust
605 W. Fremont Street
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Phillip A. Imboden
Leisa R. Imboden
Paul E. Imboden
Kristin D. Imboden

Grantees:

John Hart Revocable Trust

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **PHILLIP A. IMBODEN and LEISA R. IMBODEN, husband and wife; and PAUL E. IMBODEN and KRISTIN D. IMBODEN, husband and wife;** do hereby convey to: **John Hart and Luanne Hitchcock as Trustees of the JOHN HART REVOCABLE TRUST** dated **September 18, 2024**, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 28, 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 transfer is exempt from the Iowa real estate transfer tax and declaration of value filing requirements pursuant to Section 428A.2(13), Code of Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

Dated: 6th day of June, 2025.

Phillip A. Imboden

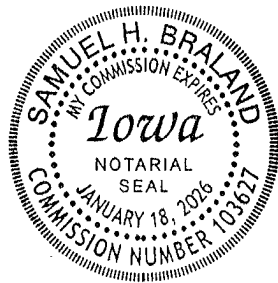
Leisa R. Imboden

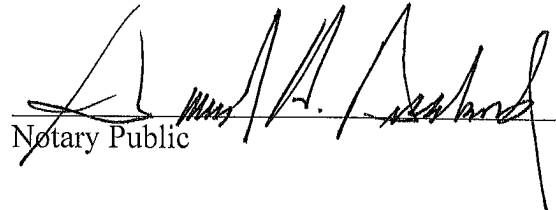
Paul E. Imboden

Kristin D. Imboden

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 6th day of June, 2025 by Phillip A. Imboden, Leisa R. Imboden, Paul E. Imboden, and Kristin D. Imboden.




Notary Public