

Document 2025 18

Book 2025 Page 18 Type 03 001 Pages 4
Date 1/03/2025 Time 2:01:52PM
Rec Amt \$22.00 Aud Amt \$15.00
Rev Transfer Tax \$799.20
Rev Stamp# 4 DOV# 3
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 500,000.00

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

²
4 **Taxpayer Information:** Phelps Real Estate, LLC, 818 W. Husky Drive, Winterset, IA 50273

6 **Return Document To:** Phelps Real Estate, LLC, 818 W. Husky Drive, Winterset, IA 50273

Grantors: Stephen W. Dunn as Trustee of the Dunn Family Trust

Grantees: Phelps Real Estate, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, Stephen W. Dunn, Trustee of the Dunn Family Trust, does hereby Convey to Phelps Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

An Undivided One-half ($\frac{1}{2}$) interest in and to:

All that part of the South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, lying West of the Public Highway, EXCEPT all that part thereof deeded to Madison County, Iowa as set forth in Warranty Deed filed in Deed Record 109, Page 25, on May 25, 1979 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), containing 4.207 acres, as shown in Plat of Survey filed in Book 2011, Page 314 on January 28, 2011 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part of Parcels "A" and "B" located in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), a shown in Plat of Survey filed in Deed Record 106, Page 365, on February 7, 1977 in the Office of the Recorder of Madison County Iowa; AND Parcel "K" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 7.78 acres more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT the West Twenty (20) feet of the South Seventy-one (71) rods thereof.



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.

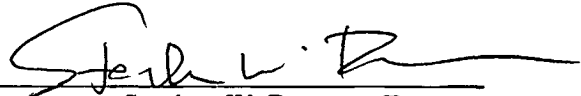
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 12-19-2024.

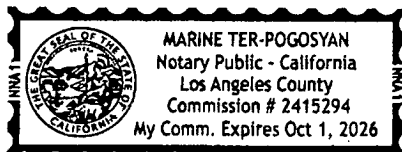
Dunn Family Trust

By 
Stephen W. Dunn, as Trustee

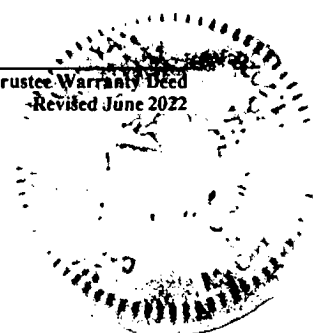
STATE OF CALIFORNIA, COUNTY OF Los Angeles

This record was acknowledged before me on 12-19-2024,
by Stephen W. Dunn, Trustee of the above-entitled trust.


Signature of Notary Public



SEE ATTACHED DOCUMENT



CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

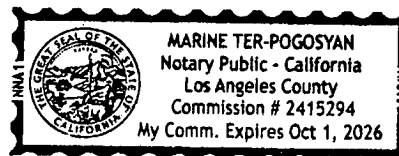
SS

On 12-19-2024 before me, MARINE TER-POGOSYAN, a Notary Public,

personally appeared STEPHEN W. DUUN,
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same
in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Marine Ter-Pogosyan

THIS AREA FOR OFFICIAL NOTARIAL SEAL