



Document 2025 1878

Book 2025 Page 1878 Type 03 001 Pages 3

Date 7/22/2025 Time 11:40:10AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$55.20

ANNO

Rev Stamp# 265 DOV# 259

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$135,000⁰⁰

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: Jeff Bussanmas and Deanna Bussanmas, 104 Hwy 92, Bevington, IA 50033

Return Document To: Jeff Bussanmas and Deanna Bussanmas, 104 Hwy 92, Bevington, IA 50033

Grantors: Hawk Revocable Living Trust

Grantees: Jeff Bussanmas and Deanna Bussanmas

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, Frank E. Hawk and Sharon L. Hawk, Trustees of the Hawk Revocable Living Trust dated 11/08/2020, does hereby Convey to Jeff Bussanmas and Deanna Bussanmas, the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) in Block Eight (8) in the Original Town of Bevington, Madison County, Iowa; AND the vacated alley running East and West in said Block Eight (8) between said Lot Three (3) and Lot Six (6) and between said Lot Four (4) and Lot Five (5) in said Block Eight (8).

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: 7-21-2025

Hawk Revocable Living Trust

By Frank E. Hawk
Frank E. Hawk, as Trustee

By Sharon L. Hawk
Sharon L. Hawk, as Trustee

STATE OF IOWA, COUNTY OF MADISON

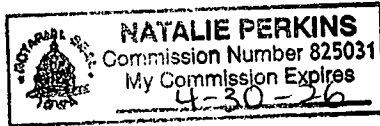
This record was acknowledged before me on 7-21-25,
Frank E. Hawk, Trustee of the above-entitled trust.



Natalie Perkins
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-21-25,
by Sharon L. Hawk, Trustee of the above-entitled trust.



Natalie Perkins
Signature of Notary Public