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Date 1/03/2025 Time 2:09:03PM

Rec Amt \$22.00 Aud Amt \$10.00

Rev Transfer Tax \$559.20

Rev Stamp# 6 DOV# 5

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$350,000.00

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: NDTCO as custodian FBO Jason M. Phelps IRA, 1070 Century Drive, Louisville, CO 80027

Return Document To: NDTCO as custodian FBO Jason M. Phelps IRA, 1070 Century Drive, Louisville, CO 80027

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

Grantees: NDTCO as custodian FBO Jason M. Phelps IRA

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

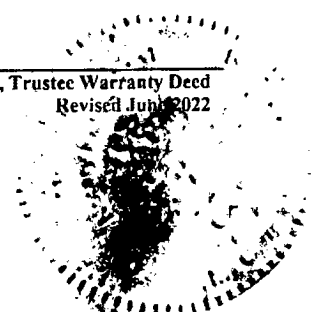
For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, Stephen W. Dunn, Trustee of the Dunn Family Trust, does hereby Convey to NDTCO as custodian FBO Jason M. Phelps IRA to the following described real estate in Madison County, Iowa:

An Undivided one-half (1/2) interest in and to:



The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **AND** all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7) lying West of the public road, **EXCEPT** all that part of Parcels "A" and "B" located therein, containing 5.2487 acres and 1.9966 acres respectively, as 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 EXCEPT** Parcels "K", "L", "M", "N", and "P" located in the Northwest Quarter (1/4) of said Section Seven (7), as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018, **AND EXCEPT** Parcel "D" of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), containing 0.22 acres, as shown in Plat of Survey filed in Book 2012, Page 2921, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G" located in the North Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Seven (7), containing 1.047 acres, as shown in Plat of Survey filed in Book 2012, Page 2920, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "L" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), containing 19.84 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** Parcel "M" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), containing 3.03 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** Parcel "P" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), containing 3.00 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** Parcel "H" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 23.05 acres, as shown in Plat of Survey filed in Book 2012, Page 2922, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; **AND** the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12).

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

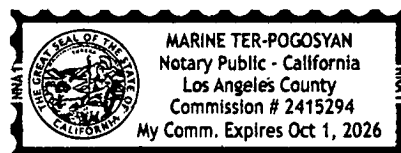
Dunn Family Trust

By Stephen W. Dunn
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.

Marine Ter-Pogossyan
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

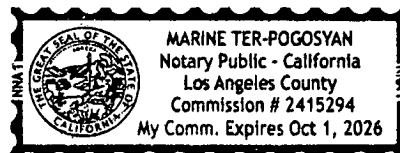
SS

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

personally appeared STEPHEN W. DUNN,
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