

BK: 2025 PG: 2440
Recorded: 9/12/2025 at 11:27:23.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, IA 50220, Phone: (515) 465-4641

Taxpayer Information:

Ted Hansen, 415 Walnut Street, De Soto, IA 50069

Return Address

Ted Hansen, 415 Walnut Street, De Soto, IA 50069

Grantor:

Doris L. Hansen Revocable Trust

Grantees:

Ted Hansen
Sandra Laust
Amy Taylor

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ted Hansen and Sandra Laust, Trustees of the Doris L. Hansen Revocable Trust, UAD December 17, 2015**, do hereby convey to **Ted Hansen, Sandra Laust, and Amy Taylor** the following described real estate in Madison County, Iowa:

An undivided one-half interest in Parcel B, in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey Recorded in Book 2018, Page 1817 in the office of the Madison County Recorder.

Exemption 428A.2(22)

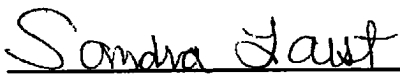
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 7-8-2025


Ted Hansen, Trustee


Sandra Laust, Trustee

STATE OF IOWA, COUNTY OF DALLAS:

This record was acknowledged before me on July 8, 2025, by Ted Hansen and Sandra Laust, as Trustees of the Doris L. Hansen Revocable Trust, UAD December 17, 2015.


Signature of Notary Public

