



Document 2025 2797

Book 2025 Page 2797 Type 03 001 Pages 2  
 Date 10/20/2025 Time 11:57:42AM  
 Rec Amt \$12.00 Aud Amt \$10.00  
 Rev Transfer Tax \$1.159.20  
 Rev Stamp# 381 DOV# 384

BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA

\$725,000<sup>00</sup>

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax statement

& Return to: The David E. Struchen Trust and The Nicole M. Struchen Trust, 1813 Maple Ct, Winterset, IA 50273

Camille Struchen  
 P2503011

### TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **David R. Halfpap and Nancy L. Halfpap, Trustees of the David and Nancy Halfpap Family Trust dated April 6, 2022** (the "Grantor"), do hereby Convey to **The David E. Struchen Trust and The Nicole M. Struchen Trust** (the "Grantees"), the following-described real estate:

Lot Two (2) of Covered Bridge Estates, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13); AND Lot Three (3) of Covered Bridge Estates, located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), ALL in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The Grantor does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 14 day of Oct, 2025.

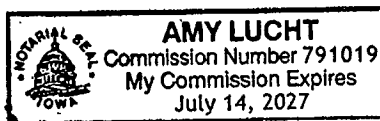
**David and Nancy Halfpap Family Trust dated  
April 6, 2022**

By: David R. Halfpap Trustee  
David R. Halfpap, Trustee

By: Nancy L. Halfpap Trustee  
Nancy L. Halfpap, Trustee

STATE OF Iowa, COUNTY OF Polk : ss

This record was acknowledged before me on 10/14, 2025, by David R. Halfpap and Nancy L. Halfpap, Trustees of the David and Nancy Halfpap Family Trust dated April 6, 2022.



Amy Lucht  
Notary Public