

BK: 2025 PG: 3450  
Recorded: 12/19/2025 at 11:12:16.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$959.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 5022 Grand Ridge Dr, West Des Moines, IA 50266 515-864-9370  
**Return To:** Shanon Jamison, 6150 64<sup>th</sup> Lane, Norwalk, IA 50211  
**Taxpayer Information:** Shanon Jamison, 6150 64<sup>th</sup> Lane, Norwalk, IA 50211

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**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Brian James Hardy Trust** does hereby convey to **Shanon Jamison and Daniel Jamison, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT a tract commencing at the Northwest corner of said South Half (1/2) of the Southwest Quarter (1/4), running thence East 441 feet, thence South 353 feet, thence West 415 feet, thence North 357 feet to the point of beginning.

Subject to all covenants, restrictions and easements of record.

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.

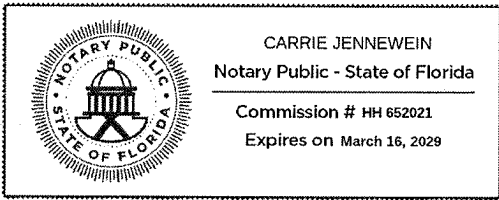
Dated: 12/11/2025

Brian James Hardy Trust

By: John Hardy  
John Hardy, Co-Trustee

STATE OF Florida )  
~~Oregon~~ )  
                                  Lake ) ss:  
COUNTY OF Jackson )  
~~Jackson~~ )

This record was acknowledged before me on 12/11/2025, by John Hardy as Co-Trustee of the Brian James Hardy Trust.



Carrie Jennewein  
Notary Public in and for said State

Notarized remotely online using communication technology via Proof.

