



Document 2026 1671

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Rev Transfer Tax \$1,759.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$1,100,000⁰⁰

SPACE ABOVE FOR RECORDER

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

Tax statement

REG-189224

Return to: Vig S. Khushdeep and Rachel L. Shaver, 36742 High Meadows Lane, Cumming IA 50061

5/2

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **John W. Bontrager and Mary C. Bontrager, Trustees of the John William Bontrager Revocable Trust Agreement** (the "Grantor"), do hereby Convey to **Vig S. Khushdeep and Rachel L. Shaver, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

The South Half (1/2) of the Northwest Quarter (1/4), and the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty-four (24), containing 32.255 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 527 on December 13, 1994 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-four (24); AND Lot "E", of Lot Twenty-seven (27), of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), containing 1.227 acres, as shown in Plat of Survey filed in Book 2006, Page 981 on March 13, 2006 in the Office of the Recorder of Madison County, Iowa.



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 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 4 day of June, 2026.

John William Bontrager Revocable Trust Agreement

By: John W. Bontrager, Trustee
John W. Bontrager, Trustee

By: Mary C. Bontrager, Trustee
Mary C. Bontrager, Trustee

STATE OF IA, COUNTY OF Polk: ss

This record was acknowledged before me on June 4, 2026, by John W. Bontrager and Mary C. Bontrager, Trustees of the John William Bontrager Revocable Trust Agreement.

Heather Helland
Notary Public

