

BK: 2019 PG: 3821
Recorded: 12/3/2019 at 10:52:58.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003 Telephone: (515) 993-4545

Taxpayer Information:

Bruce Bellamy & Jeff Bellamy, 1904 Hogback Bridge Road, Winterset, IA 50273

Return Document To:

James E. Van Werden, 1009 Main Street, Adel, IA 50003

Grantors:

Bruce F. Hann, as Trustee of the Bruce Hann Property Management Trust

Grantees:

Bruce A. Bellamy

Georgine E. Bellamy

Jeffrey Ken Bellamy

Stephanie Lynn Bellamy

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

For full amount of revenue stamps, see Warranty Deed recorded in Book 2019 Page 3812 of the
Madison County, Iowa records.



TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Bruce F. Hann, as Trustee of Bruce Hann Property Management Trust, does hereby Convey his undivided one-half interest (1/2) in equal parts to Bruce A. Bellamy and Georgine E. Bellamy, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common and Jeffrey Ken Bellamy and Stephanie Lynn Bellamy, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

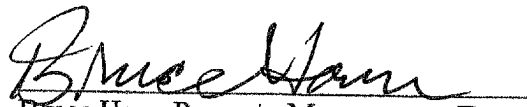
The Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 4.34 acres, more or less, as shown in Plat of Survey, filed in Book 2019, Page 1318 on May 10, 2019, in the Office of the Recorder of Madison County, Iowa, and subject to an "access easement" as shown in the Plat of Survey for Parcel "C" in the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa filed in Book 2019 Page 1318 of the Madison County, Iowa records.

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.

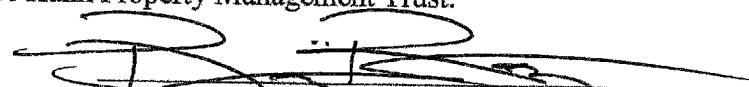
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 11-21-2019


Bruce Hann Property Management Trust
By: Bruce F. Hann, Trustee

STATE OF Colorado, COUNTY OF Denver

This instrument was acknowledged before me on November 21st, 2019, by Bruce F. Hann as Trustee of the Bruce Hann Property Management Trust.


Signature of Notary Public

