

BK: 2022 PG: 2241
Recorded: 7/28/2022 at 3:05:34.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$20.21
Combined Fee: \$37.21
Revenue Tax: \$905.60
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Frederick B. Anderson, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Phone: 515-223-4567

Taxpayer Information: Oman Capital, LC, 1588 Burr Oaks Drive, West Des Moines, IA 50266

Return Document To: Oman Capital, LC, 1588 Burr Oaks Drive, West Des Moines, IA 50266

Grantors: Doris L. Hansen as Trustee of Doris L. Hansen Revocable Trust, UAD December 17, 2015

Grantees: Oman Capital, LC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Doris L. Hansen, as Trustee of the Doris L. Hansen Revocable Trust, UAD December 17, 2015, does hereby Convey to Oman Capital, LC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

An undivided one-half interest in the Southeast Quarter (SE 1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel B, in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) 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

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.

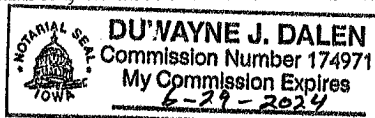
DORIS L. HANSEN REVOCABLE TRUST

Dated: 7-13-2022

By: Doris L. Hansen
Doris L. Hansen, Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on this 13th day of July, 2022, by Doris L. Hansen, Trustee of the Doris L. Hansen Revocable Trust, UAD December 17, 2015.



DuWayne J. Dalen
Signature of Notary Public