



Document 2024 1455

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Date 6/21/2024 Time 2:57:27PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$407.20

Rev Stamp# 197 DOV# 198

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$255,000

SPACE ABOVE FOR RECORDER

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

Tax statement

E ✓ Return to: Joseph W. Aschoff and Tessa N. Aschoff, 455 NE 2nd St., Earlham, IA 50072

CFC150053

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### TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Jason T. Andrews and Lisa J. Andrews, Trustees of the Jason T. Andrews and Lisa J. Andrews Revocable Trust** (the "Grantor"), hereby Convey to **Joseph W. Aschoff and Tessa N. Aschoff**, 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 East Half (1/2) of Lots Four (4), Five (5), and Six (6) in Block One (1) of Joseph L. Ledlie's Addition to the Town of Earlham, Madison County, Iowa.



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 19 day of June, 2024.

**Jason T. Andrews and Lisa J. Andrews Revocable Trust**

By: Jason T. Andrews, Trustee  
Jason T. Andrews, Trustee

By: Lisa J. Andrews, Trustee  
~~Jason T. Andrews, Trustee~~  
Lisa J. Andrews, Trustee

STATE OF Iowa, COUNTY OF Dallas: ss

This record was acknowledged before me on June 19, 2024, by Jason T. Andrews and Lisa J. Andrews, Trustees of the Jason T. Andrews and Lisa J. Andrews Revocable Trust.

Shawna L. Jenson  
Notary Public

