



Document 2024 1735

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 Rev Stamp# 244 DOV# 242

INDX
 ANNO
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BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

E Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Michael Dwaine Koch and Cindy Lea Koch, 1276 Prairieview Avenue, Van Meter, IA 50261
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912



TRUSTEE WARRANTY DEED

For the consideration of -----Eight Hundred Forty Thousand Dollar(s)----- and other valuable consideration, Lynn Marie Wishmier, f/k/a Lynn Marie Nelson, as Trustee of the Wishmier Revocable Living Trust under Trust Agreement dated December 26, 2001 does hereby Convey to Michael Dwaine Koch and Cindy Lea Koch as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

The East 71¼ Acres of the Southeast Quarter (¼) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except school house site of 1¼ Acres described as follows: Commencing 20 Rods West of the Southeast Corner of said Southeast Quarter (¼), thence North 10 Rods, thence West 20 Rods, thence South 10 Rods, thence East 20 Rods to the place of beginning.

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.

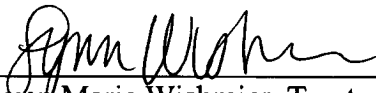
The Grantor hereby covenants with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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 persons creating the Trust were 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: July 12, 2024.

Wishmier Revocable Living Trust under Trust
Trust Agreement dated December 26, 2001

By 
Lynn Marie Wishmier, Trustee

STATE OF COLORADO, COUNTY OF ARAPAHOE

This record was acknowledged before me on July 12, 2024, by Lynn Marie Wishmier as Trustee of the above-entitled Trust.


Signature of Notary Public

