



Document 2024 2831

Book 2024 Page 2831 Type 03 001 Pages 3
Date 11/21/2024 Time 12:38:42PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 405 DOV# 397
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$125,000⁰⁰

TRUSTEE'S WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

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Taxpayer Information:

Gregory Tucker and LeAnn Tucker, 628 South 7th Ave., Winterset, IA 50273

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Return Address

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309

Grantor:

Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009

Grantee:

Gregory Tucker and LeAnn Tucker

Legal Description:

See Page 3

Document or instrument number of previously recorded documents:

N/A

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009**, does hereby convey to **Gregory Tucker and LeAnn Tucker, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, all right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

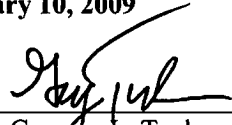
See Exhibit A hereto.

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.

Grantor hereby covenants with grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; Grantor has good and lawful authority to sell and convey the real estate; 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. Grantor further warrants to the grantee all of the following: The Trust pursuant to which the transfer is made is duly executed and in existence; to the knowledge of Grantor, the person creating the Trust was under no disability or infirmity at the time the trust was created; the transfer by the Trustee to the Grantee is effective and rightful; and 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.

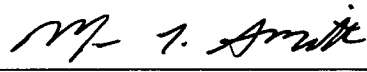
Dated: Nov. 20, 2024.

Max J. and Mary Jo Tucker Trust dated February 10, 2009

By: 
Gregory L. Tucker, Trustee

STATE OF IOWA, COUNTY OF Madison, ss

This record was acknowledged before me on 11/20/2024, 2024, by Gregory L. Tucker, as Trustee of the above-named Trust.


Notary Public in and for the State of Iowa

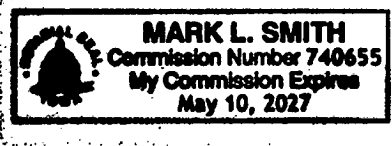


EXHIBIT A
Legal Description

All right, title, and interest in and to:

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), AND the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), ALL in Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND Parcels "A" and "B" located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), containing 11.01 acres and 23.53 acres, respectively, as shown in Plat of Survey filed in Book 2021, Page 2516 on June 17, 2021, in the Office of the Recorder of Madison County, Iowa.

