



Document 2025 1643

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Date 6/27/2025 Time 2:50:20PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$538.40 ANNO

Rev Stamp# 229 DOV# 223 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$337,000⁰⁰

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Jerome T. Dochterman Stephanie Dochterman, 925 W. Jefferson Street, Winterset, IA 50273

Return Document To: Jerome T. Dochterman, 925 W. Jefferson Street, Winterset, IA 50273

Grantors: Michael D. and Ilene Holmes Family Trust U/A/D June 3, 2002

Grantees: Jerome T. Dochterman and Stephanie Dochterman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Thirty-Seven Thousand Dollar(s) and other valuable consideration, Steve Holmes and Becky Holmes, Co-Trustees of the Michael D. and Ilene Holmes Family Trust U/A/D June 3, 2002, does hereby Convey to Jerome T. Dochterman and Stephanie Dochterman, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "HH" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM, City of Winterset, Madison County, Iowa, containing 22,193 square feet, as shown in Plat of Survey filed in Book 2025, Page 1499 on June 13, 2025, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2025, Page 1529 on June 17, 2025, in the Office of the Recorder of Madison County, Iowa.



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: 06-27-2025.

Michael D. and Ilene Holmes Family Trust
U/A/D June 3, 2002

By Stephen M. Holmes
Steve Holmes, as Trustee

By Becky Holmes
Becky Holmes, as Trustee
Co-Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6.27.25,
by Steve Holmes, Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6.27.25,
by Becky Holmes, Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public