

BK: 2025 PG: 1874  
Recorded: 7/22/2025 at 9:29:41.0 AM  
Pages 3  
County Recording Fee: \$37.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$40.00  
Revenue Tax: \$2,079.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**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:** Robison Holdings, LLC, 27600 Wildwood Drive, Adel, IA 50003

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** The Mark L. Vant Hul and Kathy J. Vant Hul Charitable Remainder Unitrust

**Grantees:** Robison Holdings, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of One Million Three Hundred Thousand Dollar(s) and other valuable consideration, Mark L. Vant Hul and Kathy J. Vant Hul, Co-Trustees of The Mark L. Vant Hul and Kathy J. Vant Hul Charitable Remainder Unitrust, does hereby Convey to Robison Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South Thirty (30) acres of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29); AND the South Thirty (30) acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30); AND the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (31); AND the West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-two (32); ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-one (31) and more particularly described as follows, to-wit: Commencing at the Southwest Corner of the said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), thence North 642 feet, thence Southeasterly 552 feet 6 inches to a point 615 feet Northeast of a point on the South line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) 542 feet East of the Southwest Corner of the said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), thence Southwesterly to said point on the South line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) 542 feet East of the Southwest corner thereof, thence West 542 feet to the point 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 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: 7-11-25

The Mark L. Vant Hul and Kathy J. Vant Hul  
Charitable Remainder Unitrust

By Mark L. Vant Hul, Trustee  
Mark L. Vant Hul, as Trustee

By Kathy J. Vant Hul, Trustee  
Kathy J. Vant Hul, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/11/2025,  
by Mark L. Vant Hul, Trustee of the above-entitled trust.



Katelyn Brady  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/11/2025,  
by Kathy J. Vant Hul, Trustee of the above-entitled trust.



Katelyn Brady  
Signature of Notary Public