



Document 2025 2191

Book 2025 Page 2191 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Christopher Olson, 484 S Bluestone Way, West Des Moines, IA 50266

Return Document To: Christopher Olson, 484 S Bluestone Way, West Des Moines, IA 50266

Grantors: Claudia V. Olson as Trustee of Olson Family Revocable Trust dated July 16, 2012

Grantees: Christopher Olson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Claudia V. Olson, Trustee of Olson Family Revocable Trust dated July 16, 2012, does hereby Convey to Christopher Olson, the following described real estate in Madison County, Iowa:

Parcel "F" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, filed May 29, 2025, in Book 2025, Page 1313, in the Recorder's Office of 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.

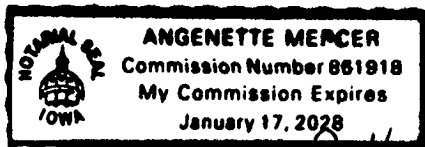
This deed is exempt according to Iowa Code 428A.2(21).

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: 8/15/2025



State of Iowa, County of Polk
Signed and sworn to (or affirmed) before me
on 8/15/25 by Claudia Olson

Signature of Notary Public

Olson Family Revocable Trust

By Claudia V. Olson
Claudia V. Olson, as Trustee