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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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: Charles Wayne Hochstetler and Karen Joan Hochstetler Family Trust, 1477 190th Street, Winterset, IA 50273

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

Grantors: Charles Wayne Hochstetler and Karen Joan Hochstetler

Grantees: Charles Wayne Hochstetler and Karen Joan Hochstetler Family Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Charles Wayne Hochstetler and Karen Joan Hochstetler, husband and wife, do hereby Convey to Charles Wayne Hochstetler and Karen Joan Hochstetler, Co-Trustees of the Charles Wayne Hochstetler and Karen Joan Hochstetler Family Trust dated the 6th day of October, 2025, the following described real estate in Madison County, Iowa:

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twelve (12); AND the North Fifteen (15) acres of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13); ALL IN Township Seventysix (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

AND

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) in Section Twentynine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

AND

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); AND the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); ALL IN Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., 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).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the

singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/6/2025.

Charles Wayne Hochstetler
Charles Wayne Hochstetler, Grantor

Karen Joan Hochstetler
Karen Joan Hochstetler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/6/2025 by
Charles Wayne Hochstetler and Karen Joan Hochstetler.

Mark L. Smith
Signature of Notary Public

