



Document 2025 271

Book 2025 Page 271 Type 03 001 Pages 4

Date 1/30/2025 Time 1:45:00PM

Rec Amt \$22.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$399.20

ANNO

Rev Stamp# 41 DOV# 43

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$250,000.00

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: Pepperharrow Farm L.L.C., 1809 S. 4th Avenue, Winterset, IA 50273

E ^{5/2} ✓ **Return Document To:** Pepperharrow Farm L.L.C., 1809 S. 4th Avenue, Winterset, IA 50273

Grantors: Stephen W. Dunn as Trustee of the Dunn Family Trust

Grantees: Pepperharrow Farm L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Stephen W. Dunn, Trustee, of the Dunn Family Trust, does hereby Convey to Pepperharrow Farm L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

An Undivided One-half ($\frac{1}{2}$) interest in and to:

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to public highway.

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: 12-19-2024

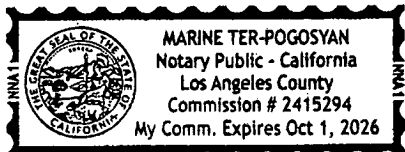
Dunn Family Trust

By Stephen W. Dunn
Stephen W. Dunn, as Trustee

STATE OF CALIFORNIA, COUNTY OF Los Angeles

This record was acknowledged before me on 12-19-2021,
by Stephen W. Dunn, Trustee of the above-entitled trust.

Marine Ter-Pogossyan
Signature of Notary Public



SEE ATTACHED DOCUMENT

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

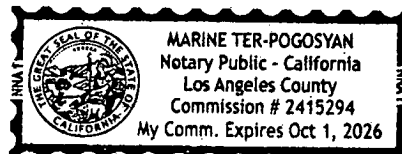
SS

On 12-19-2024 before me, MARINE TER-POGOSYAN, a Notary Public,

personally appeared STEPHEN W. DUNN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Marine Ter-Pogosyan

THIS AREA FOR OFFICIAL NOTARIAL SEAL

