

BK: 2025 PG: 2919
Recorded: 10/30/2025 at 11:21:27.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$2,399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309,
Tel: 515-282-6803

Taxpayer Information: HD3, LLC, 421 Grand Ave, Des Moines, IA 50309

Return Document To: HD3, LLC, 421 Grand Ave, Des Moines, IA 50309

Grantors: Dawn M. Schacht and Mark W. Schacht as co-trustees of Dawn M. Schacht Living
Trust

Grantees: HD3, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2015-2815



TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of Ten Dollar(s) and other valuable consideration, **Dawn M. Schacht and Mark W. Schacht, Trustees of the Dawn M. Schacht Living Trust, dated September 2, 2015**, does hereby Convey to **HD3, LLC, a limited liability company organized and existing under the laws of Iowa**, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7) and in the West Half (½) of the Northwest Quarter (¼) of Section Eight (8) all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 84.377 acres, as shown in Plat of Survey filed in Book 2004, Page 5851 on December 13, 2004, in the Office of the Recorder of Madison County, Iowa; AND Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Seven (7) and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 57.408 acres, as shown in Plat of Survey filed in Book 2004, Page 5852 on December 13, 2004, in the Office of the Recorder of Madison County, Iowa.

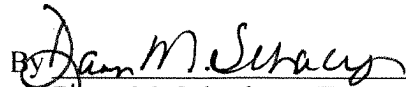
The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, that the real estate is free and clear of all liens and encumbrances, except as may be above stated, and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

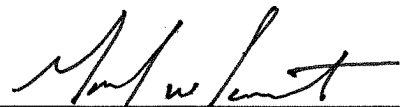
The Grantor further deposes and states that the Trustees personally know of all the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the Grantor is the presently existing Trustee of the above-named trust dated September 2, 2015, to which the above-described real estate was conveyed to the Trustee by warranty deed, pursuant to an instrument recorded on September 25, 2015, recorded in the office of the Madison County Recorder in Book 2015, Page 2815; that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee 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: 10/28/25.

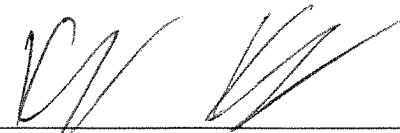
Dawn M. Schacht Living Trust

By 
Dawn M. Schacht, as Trustee

By 
Mark W. Schacht, as Trustee

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 10/28/2025,
by Dawn M. Schacht and Mark W. Schacht, Trustees of
the above-entitled trust.


Signature of Notary Public

