



Document 2025 2992

Book 2025 Page 2992 Type 03 001 Pages 3
Date 11/06/2025 Time 11:50:00AM
Rec Amt \$17.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Michael W. Teachout, 1418 Old Portland Road, Van Meter, Iowa 50261
Taxpayer: Michael W. Teachout, 1418 Old Portland Road, Van Meter, Iowa 50261
Preparer: Jerrold B. Oliver, PO Box 230, Winterset, Iowa 50273, Tel: 515-462-3731



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael W. Teachout, Trustee of the Jana D. Teachout Revocable Trust, a Revocable Trust organized and existing under the laws of Iowa, does hereby Convey to Michael W. Teachout, Trustee of Michael W. Teachout Revocable Trust, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:
See Description Attached.

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

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: Oct. 30, 2025

Jana D. Teachout Revocable Trust

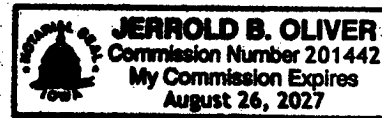
By


Michael W. Teachout, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct. 30, 2025, by Michael W. Teachout, as Trustee, of Jana D. Teachout Revocable Trust.

Jerrold B. Oliver
Signature of Notary Public



DESCRIPTION

The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPTING therefrom that part located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), as shown in Plats of Survey filed in the Office of the Recorder of Madison County, Iowa, to-wit:

1. Plat of Survey filed in Farm Plat Book 2, Page 57 on December 31, 1986.
2. Plat of Survey (Parcel "B") filed in Book 2003, Page 7193 on December 5, 2003.