



Document 2025 3215

Book 2025 Page 3215 Type 03 001 Pages 3

Date 11/24/2025 Time 3:31:58PM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$1,640.80

Rev Stamp# 435 DOV# 437

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

\$1,025,892⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

²
3 Taxpayer Information: Carrie J. Hindman Revocable Trust Agreement U/A dated November 5, 2021, 10505 160th Street, Davenport, IA 52804

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Return Document To: Carrie J. Hindman Revocable Trust Agreement U/A dated November 5, 2021, 10505 160th Street, Davenport, IA 52804

Grantors: Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019

Grantees: Carrie J. Hindman Revocable Trust Agreement U/A dated November 5, 2021

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Million Twenty-Five Thousand Eight Hundred Ninety-Two Dollar(s) and other valuable consideration, Stehen B. Utsler and Corey W. Utsler, Co-Trustees of the Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019, does hereby Convey to Carrie J. Hindman, Trustee of the Carrie J. Hindman Revocable Trust Agreement U/A dated November 5, 2021, the following described real estate in Madison County, Iowa:

Parcel "L" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 53.47 acres, as shown in Plat of Survey filed in Book 2025, Page 3011 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa; AND Lots Two (2), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) of Clark Tower Subdivision Plat II, Phase I of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18); AND Lots Three (3), Four (4), and Five (5) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18).

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: November 21, 2025

Larry H. Utsler and Michelle J. Utsler Family
Trust dated June 12, 2019

By [Signature]
Stephen B. Utsler, as Trustee

By [Signature]
Corey Utsler, as Trustee

STATE OF IOWA, COUNTY OF MADISON

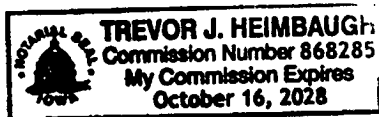
This record was acknowledged before me on November 21, 2025,
by Stephen B. Utsler, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

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his record was acknowledged before me on November 21, 2025, by
Corey Utsler, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public