

\$550,000.00

BK: 2025 PG: 525
Recorded: 3/4/2025 at 10:20:23.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$879.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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: Jarek Vetter and Ashley Vetter, 4615 Ovid Avenue, Des Moines, IA 50310

Return Document To: Jarek Vetter, 4615 Ovid Avenue, Des Moines, IA 50310

Grantors: Gary A. Vetter and Dawn R. Vetter as co-trustees of Gary A. Vetter Revocable Trust and Dawn R. Vetter and Gary A. Vetter as co-trustees of Dawn R. Vetter Revocable Trust

Grantees: Jarek Vetter and Ashley Vanalstine-Vetter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, Gary A. Vetter and Dawn R. Vetter, Co-Trustees of Gary A. Vetter Revocable Trust and Dawn R. Vetter and Gary A. Vetter, Co-Trustees of Dawn R. Vetter Revocable Trust, do hereby Convey to Jarek Vetter and Ashley Vanalstine-Vetter, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" a part of the South 30 acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 23.34 acres, as shown in Plat of Survey filed in Book 2004, Page 1814 on April 23, 2004, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "Z", being a part of said Parcel "B", containing 2.87 acres, as shown in Plat of Survey filed in Book 2008, Page 2329, on July 25, 2008 in the Office of the Recorder of Madison County, Iowa.

Sellers reserve an easement over the currently existing roadway for Ingress and Egress as well as utilities to their land north of the property being sold herein.

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: 3/3/25.

Gary A. Vetter Revocable Trust

By Gary Vetter
Gary A. Vetter, as Trustee

By Dawn R Vetter
Dawn R. Vetter, as Trustee

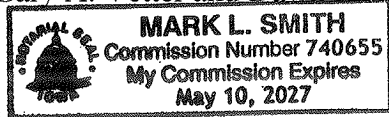
Dawn R. Vetter Revocable Trust

By Dawn R Vetter
Dawn R. Vetter, as Trustee

By Gary Vetter
Gary A. Vetter, as Trustee

STATE OF IOWA, COUNTY OF Madison

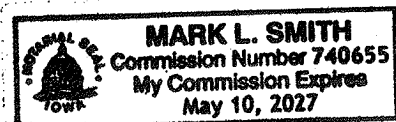
This record was acknowledged before me on 3/3/25,
by Gary A. Vetter and Dawn R. Vetter, Trustees of the above-entitled trust.



Mark L. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3/3/25,
by Dawn R. Vetter and Gary A. Vetter, Trustees of the above-entitled trust.



Mark L. Smith
Signature of Notary Public