

**\$320,000.00**

BK: 2026 PG: 1563  
Recorded: 6/2/2026 at 10:52:17.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$511.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information: (name, address and phone number)**

Emily K. McNally,  
666 Grand Ave., Suite 2000,  
Des Moines, IA 50309  
515.242.2400

**Taxpayer Information: (name and complete address)**

Keaston M. Handeland Revocable Trust dated April 8, 2024  
503 NE 53<sup>rd</sup> Ct.,  
Ankeny, IA 50021

**Return Document To: (name and complete address)**

Emily K. McNally,  
666 Grand Ave., Suite 2000,  
Des Moines, IA 50309

**Grantor:**

Daniel E. Venter and Francis M. Venter, as Trustee of the Daniel E. Venter Revocable Trust U/A/D  
August 17, 2018

**Grantee:**

Keaston M. Handeland and Fatime Handeland, as Co-Trustees of the Keaston M. Handeland Revocable  
Trust dated April 8, 2024

**Previously Recorded Document Information:** N/A

**Legal Description:** See Page 2.

## TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Daniel E. Venter and Francis M. Venter, as Trustee of the Daniel E. Venter Revocable Trust U/A/D August 17, 2018 ("Grantor"), do hereby convey to Keaston M. Handeland and Fatime Handeland, as Co-Trustees of the Keaston M. Handeland Revocable Trust dated April 8, 2024 ("Grantee"), all of Grantor's right, title, interest, estate, claim and demand to the following described real estate in Madison County, Iowa (the "Real Estate"):

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

**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 § 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

Grantor hereby covenants with Grantee, 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 undersigned, on behalf of Grantor, further warrants to Grantee 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 undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such 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, and as masculine or feminine gender, according to the context.

Effective Date: June 1, 2026

[Signature Page Follows]

**GRANTOR:**

Daniel E. Venter Revocable Trust  
U/A/D August 17, 2018

By: Daniel E. Venter, Trustee  
Daniel E. Venter, Trustee

By: Francis M. Venter, trustee  
Francis M. Venter, Trustee

STATE OF IOWA                    )  
  ) SS:  
COUNTY OF POIK            )

This record was acknowledged before me on June 1, 2026, by Daniel E. Venter and Francis M. Venter, as Trustee of the Daniel E. Venter Revocable Trust U/A/D August 17, 2018.



Sara Ann Cox  
NOTARY-PUBLIC IN AND FOR SAID STATE