



Document 2026 2316

Book 2026 Page 2316 Pages 2
 Date 8/05/2026 Time 12:10:58PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$1.099 20
 Rev Stamp# 291 DOV# 276

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$687,500.00

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: 515-453-4676

Mail tax statements and return documents to:

Brooke Hancock and Michael Hancock, 3001 Truro Rd, Truro, IA 50257

BIA 191080

$\frac{1}{3}$

TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Darlene Brister, as Trustee of the Jaques Brister Trust dated May 15, 2020**, does hereby convey unto **Brooke Hancock and Michael Hancock, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 3, Page 474 on June 30, 1999 in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 warrant 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.

In addition to the foregoing, the Grantor further swears or affirms as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on December 16, 2015, Book 2015, Page 3692, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantor of the Trust, William B. Jaques, is deceased.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.
6. No Federal Estate Tax Return was required as a result of the death of William B. Jaques.
7. No Iowa Inheritance Tax Return was required as a result of the death of William B. Jaques.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Jaques Brister Trust dated May 15, 2020

BY: Darlene Brister

Darlene Brister
Trustee

STATE OF IOWA)
COUNTY OF PAUK)

SS:

This instrument was acknowledged before me on July 28th, 2026
by Darlene Brister as Trustee of the Jaques Brister Trust dated May 15, 2020.

[Signature]
Notary Public in and for said State

