



Document 2026 2327

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Date 8/06/2026 Time 10:50:45AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$159.20
Rev Stamp# 292 DOV# 277

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$100,000⁰⁰

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
Recorder's Cover Sheet**

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

Taxpayer Information: Martha Eathel Jordan Revocable Trust, 411 W Court Ave, Winterset, IA 50273

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Bret Hann as trustee of Bruce Hann Property Management Trust

Grantees: Martha Eathel Jordan as trustee of Martha Eathel Jordan Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Bret Hann, Trustee of Bruce Hann Property Management Trust, does hereby Convey to Martha Eathel Jordan, Trustee of Martha Eathel Jordan Revocable Trust, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

Lot Seven (7), Block Three (3) West Addition to the City of Winterset, 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 Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 deposes and states that the Trustees personally know of all 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 Grantor is the presently existing Trustee of the above-named trust to which the above-described real estate was conveyed to the Trustee by , pursuant to an instrument recorded on January 24, 2008, recorded in the office of the Madison County Recorder in Book 2008, Page 246; that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee 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.

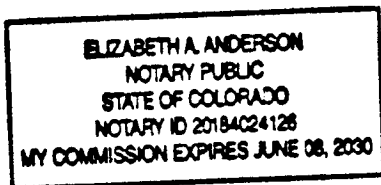
Dated: 7.6.26

Bruce Hann Property Management Trust

By [Signature]
Bret Hann, as Trustee

STATE OF COLORADO, COUNTY OF Arapahoe

This record was acknowledged before me on July 6
2020, by Bret Hann, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public