

BK: 2026 PG: 2905
Recorded: 9/29/2026 at 9:37:52.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by/return to: Reed Palmer P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Travis A. Hanselman and Olivia S. Barickman-Hanselman, 2003 Nature Trail,
Winterset, IA 50273

WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, TRAVIS ALLEN HANSELMAN and OLIVIA S. BARICKMAN-HANSELMAN, husband and wife, do hereby transfer and convey to TRAVIS A. HANSELMAN and OLIVIA S. BARICKMAN-HANSELMAN in their capacity as TRUSTEES of the HANSELMAN FAMILY TRUST U/D/O August 14, 2026 all of their right, title and interest in the following described real estate in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Madison County, Iowa.

This Deed is exempt from transfer tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

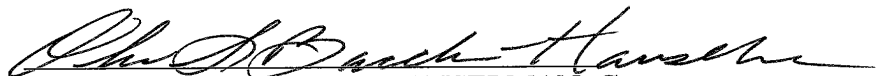
This Deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenant to warrant and defend the real estate against lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 14, 2026



TRAVIS ALLEN HANSELMAN, Grantor

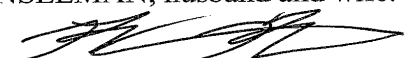


OLIVIA S. BARICKMAN-HANSELMAN, Grantor

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on August 14, 2026 by TRAVIS ALLEN HANSELMAN and OLIVIA S. BARICKMAN-HANSELMAN, husband and wife.





Notary Public in and for said State

EXHIBIT A

Legal Description

Parcel "B" located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence South 00 degrees 45 minutes 53 seconds East 76.51 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning; thence continuing South 00 degrees 45 minutes 53 seconds East 578.66 feet along the East line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 58 minutes 59 seconds West 1308.50 feet; thence North 00 degrees 45 minutes 53 seconds West 578.66 feet; thence North 89 degrees 58 minutes 59 seconds East 1308.50 feet to the Point of Beginning, as shown in Plat of Survey filed in Book 2, Page 602 on August 2, 1995, in the Office of the Recorder of Madison County, Iowa AKA Parcel "B" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section 29, Township 76 North, Range 27 West of the 5th PM., Madison County, Iowa, thence South 00 degrees 45'53" East 76.51 feet along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 29 to the Point of Beginning; thence continuing South 00 degrees 45'53" East 578.66 feet along the East line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4); thence South 89 degrees 58'59" West 1308.50 feet; thence North 00 degrees 45'53" West 578.66 feet; thence North 89 degrees 58'59" East 1308.50 feet to the Point of Beginning. Said Parcel "B" contains 17.381 acres, including 0.438 acres of county road right-of-way.