



Document 2023 3215

Book 2023 Page 3215 Type 03 001 Pages 2

Date 12/29/2023 Time 2:32:33PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$79.20

ANNO

Rev Stamp# 455 DOV# 456

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$50,000

**Return To:** Lindsay Van Scoy, 305 S. 4th Street, Winterset, IA 50273

**Taxpayer:** Lindsay Van Scoy, 305 S. 4th Street, Winterset, IA 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

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### TRUSTEE WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Ruth Ann Kiddoo, Trustee of Hiatt Family Trust, does hereby Convey to Lindsay Van Scoy the following described real estate in Madison County, Iowa:

Lots One (1), Two (2), Three (3) and Four (4) in Block One (1) of Guiberson's Addition to the Town 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 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: 12-21-23

Hiatt Family Trust

By

Ruth Ann Kiddoo  
Ruth Ann Kiddoo

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-21-23  
by Ruth Ann Kiddoo, Trustee, of the above-entitled trust.

Jerrold B. Oliver  
Signature of Notary Public

