



Document 2023 628

Book 2023 Page 628 Type 03 001 Pages 2

Date 3/30/2023 Time 2:43:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

Rev Stamp# 73 DOV# 75

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Karen Jean Alles Tyer, 818 W. Washington Street, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



TRUSTEE WARRANTY DEED

For the consideration of -----Two Hundred Thirty Thousand Dollar(s)----- and other valuable consideration, Carrie Woodley as Trustee of the Phyllis L. Woodley Family Trust under Trust Agreement dated July 10, 2019, does hereby Convey to Karen Jean Alles Tyer the following described real estate in Madison County, Iowa:

Lot 9G, Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996 on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 in the Office of the Recorder of 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 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.

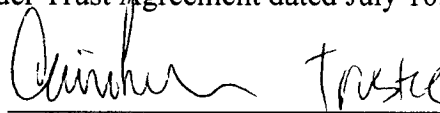
The grantor further warrants to the grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor

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 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: March 30, 2023.

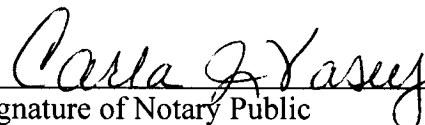
Phyllis L. Woodley Family Trust
under Trust Agreement dated July 10, 2019

By 
Carrie Woodley, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 30, 2023, by Carrie Woodley as Trustee of the above-entitled Trust.




Signature of Notary Public