



Document 2024 1621

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Date 7/10/2024 Time 1:01:42PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 220 DOV# 220

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$220,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Theresa Clark, 315 S. 5th Avenue, 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 Twenty Thousand Dollar(s)----- and other valuable consideration, Russell T. Henry, Jr. as Trustee of the Russell and Mary Jane Henry Irrevocable Trust under Trust Agreement dated July 29, 2016, does hereby Convey to Theresa Clark the following described real estate in Madison County, Iowa:

Lot Five (5), in Block Five (5), of West Addition to the Town of Winterset, Madison County, Iowa; AND a tract of land described as commencing at the Northeast corner of said Lot Five (5), thence South 66 feet, thence East 8 ¼ feet, thence North 66 feet, thence West to point of beginning.

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.

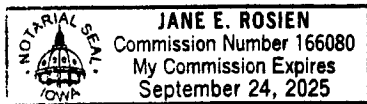
Dated: July 10, 2024.

Russell and Mary Jane Henry Irrevocable Trust
under Trust Agreement dated July 29, 2016

By Russell T. Henry, Jr. Trustee
Russell T. Henry, Jr., Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 10th, 2024, by Russell T. Henry, Jr. as Trustee of the above-entitled Trust.



Jane E. Rosien
Signature of Notary Public