



Document 2024 2208

Book 2024 Page 2208 Type 03 001 Pages 2
Date 9/11/2024 Time 12:03:25PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$452.80 ANNO
Rev Stamp# 318 DOV# 312 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$283,500⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Donald Braman Trust and Martha Braman Trust, 505 N. 9th Avenue, Winterset, IA 50273

Return Document To: Donald Braman Trust, 505 N. 9th Avenue, Winterset, IA 50273

Grantors: Flora. Roberts

Grantees: Donald Braman as Trustee of Donald Braman Trust and Martha Braman as Trustee of Martha Braman Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Eighty-Three Thousand Five Hundred Dollar(s) and other valuable consideration, Flora Roberts, does hereby Convey to Donald Braman, Trustee of the Donald Braman Trust created under the Trust Agreement dated December 10, 1996 as to an undivided one-half (1/2) interest and Martha Braman, Trustee, of the Martha Braman Trust created under the Trust Agreement dated December 10, 1996 as to an undivided one-half (1/2) interest the following described real estate in Madison County, Iowa:

Lot "A" of Lot Six (6) of Corkrean & Watts Addition, Plat No. 5, 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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 the 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.

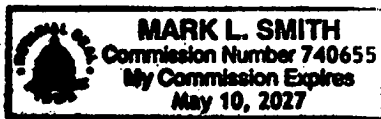
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-10-2024

Russell E. Roberts POA
Flora Roberts, by Russell E. Roberts,
Power of Attorney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/10/2024 by
Flora Roberts, by Russell E. Roberts, Power of Attorney.



Signature of Notary Public