

\$41,985.00

BK: 2025 PG: 1355
Recorded: 6/2/2025 at 2:42:06.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$66.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Amelia S. Mapes
Belin McCormick, P.C.
666 Walnut Street, Suite 2000
Des Moines, Iowa 50309-3989
(515) 283-4649

Taxpayer Information: Samuel D. Mapes
Amelia S. Mapes
1895 Highway 169
Winterset, Iowa 50273

Return Document To: Samuel D. Mapes
Amelia S. Mapes
1895 Highway 169
Winterset, Iowa 50273

Grantors: The Margaret M. Casper Revocable Trust U/A/D September 23,
2021

Grantees: Samuel D. Mapes
Amelia S. Mapes

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

NOTE: this cover page is prepared in compliance with Iowa Code section 331.606b. This cover page is provided for information purposes only.

TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Michelle Barker, as Trustee of the Margaret M. Casper Revocable Trust U/A/D September 23, 2021, does hereby convey the following described real estate in Madison County, Iowa to Samuel D. Mapes and Amelia S. Mapes, a married couple, as joint tenants with full rights of survivorship and not as tenants in common:

Parcel "E" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.11 acres, as shown in Corrected Plat of Survey filed in Book 2025, Page 767 on April 2, 2025, in the Office of the Recorder of Madison County, Iowa.

Subject to easements, covenants, and restrictions of record.

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 hereby covenant with grantees, and successors in interest, that they 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.

Grantors further warrant to the grantees all of the following: that the trusts pursuant to which the transfer is made are duly executed and in existence; that, to the knowledge of grantors, the person creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantee are effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts or the validity of the transfer.

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 this 21st day of May, 2025.

[One (1) Signature Page Follows]

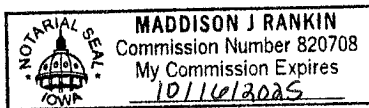
Signature Page – Trustee Warranty Deed to Samuel D. Mapes and Amelia S. Mapes

**THE MARGARET M. CASPER
REVOCABLE TRUST U/A/D
SEPTEMBER 23, 2021**

By: Michelle Barker
Michelle Barker, as Trustee

STATE OF IOWA)
) ss
COUNTY OF Polk)

This record was acknowledged before me on the 21 day of May, 2025, by Michelle Barker as Trustee of the Margaret M. Casper Revocable Trust U/A/D September 23, 2021.



Maddison Rankin
Signature of Notary Public