



Document 2025 1734

Book 2025 Page 1734 Type 03 001 Pages 2
Date 7/08/2025 Time 1:22:40PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$572.00
Rev Stamp# 244 DOV# 237
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 358,000⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

David S. Grapentine, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Tel: 641-743-2175

ESB1112715

Taxpayer Information:

Robert A. Witt, Jr. and Mary Lou Witt, 3041 Bittersweet Ave., Macksburg, IA 50155

Return Document To:

David S. Grapentine, 110 Public Square, P.O. Box 43, Greenfield, IA 50849

Grantors:

Richard A. Witt as trustee of

Richard A. Witt Trust Created Under the Trust Agreement dated July 26, 1993

Grantees:

Robert A. Witt, Jr. a/k/a Robert A. Witt

Mary Lou Witt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Richard A. Witt, Trustee of Richard A. Witt Trust Created Under the Trust Agreement dated July 26, 1993, does hereby Convey to Robert A. Witt, Jr. a/k/a Robert A. Witt and Mary Lou Witt, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

An Undivided One-Half (1/2) interest in and to:

The South Half of the Southeast Quarter (S1/2SE1/4) of Section Seven (7) and the East Half of the Northeast Quarter (E1/2NE1/4) of Section Eighteen (18), ALL in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

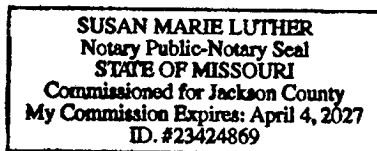


The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 6/20/2025.



Richard A. Witt Trust Created Under the Trust Agreement dated July 26, 1993

By Richard A. Witt
Richard A. Witt, as Trustee

STATE OF MISSOURI, COUNTY OF Jackson

This record was acknowledged before me on this 20th day of June, 2025, by Richard A. Witt, Trustee of the above-entitled trust.

[Signature]
Signature of Notary Public