

\$185,000

BK: 2025 PG: 2270
Recorded: 8/25/2025 at 1:15:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$295.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: David D. Kauzlarich, 507 W. Madison St., Winterset, IA 50273

TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Linda Kay Erickson, as Trustee of the Linda Kay Erickson Family Trust does hereby Convey to David D. Kauzlarich, a single person, the following described real estate in Madison County, Iowa:

Lot 4B of North Stone Village, Plat No. 7, 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.

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 acknowledgment hereof, shall be construed as in the singular

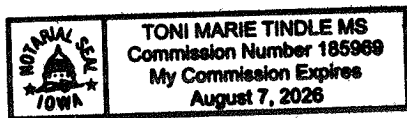
or plural number, and as masculine or feminine gender, according to the context.

Dated: August 23, 2025

Linda Kay Erickson
Linda Kay Erickson, as Trustee of the Linda
Kay Erickson Family Trust

STATE OF **IOWA**, COUNTY OF Madison

This record was acknowledged before me on August 23, 2025, by Linda Kay Erickson, as
Trustee of the Linda Kay Erickson Family Trust.



Toni Marie Tindle
Signature of Notary Public