

BK: 2025 PG: 2531
Recorded: 9/23/2025 at 3:30:08.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$231.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

BK: 2025 PG: 2404
Recorded: 9/9/2025 at 8:36:38.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

R. Charles Bottenberg, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266; (515) 274-1450

Taxpayer Information: (name and complete address)

Richard G. Breeding & Debra S. Breeding, 904 6th Avenue Circle, Winterset, IA 50273

Return Document To: (name and complete address)

R. Charles Bottenberg, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266; (515) 274-1450

Grantors: Larry W. Phillips as Trustee of the Larry W. Phillips Trust u/t/a dated April 24, 2025, and Debra J. Mitchell as Trustee of the Debra J. Mitchell Trust u/t/a dated April 24, 2025

Grantees: Richard G. Breeding & Debra S. Breeding

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Re-recorded to add revenue stamps. See Bk: 2025 Pg: 2404

TRUSTEE WARRANTY DEED

For the consideration of one Dollar and other valuable consideration, Larry W. Phillips as Trustee of the Larry W. Phillips Trust u/t/a dated April 24, 2025, and Debra J. Mitchell as Trustee of the Debra J. Mitchell Trust u/t/a dated April 24, 2025, does hereby convey to Richard G. Breeding and Debra S. Breeding, a married couple, the following described real estate in Madison County, Iowa:

Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of 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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

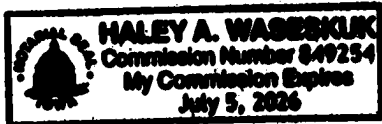
Dated: September 4, 2025.

Larry W. Phillips as Trustee of the Larry W.
Phillips Trust u/t/a dated April 24, 2025


Larry W. Phillips, Trustee

STATE OF IOWA, COUNTY OF DALLAS,

This record was acknowledged before me on September 4, 2025, by Larry W. Phillips as Trustee
of the above-entitled trust.



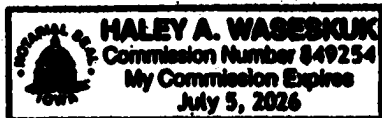

Signature of Notary Public

Debra J. Mitchell as Trustee of the Debra J.
Mitchell Trust u/t/a dated April 24, 2025


Debra J. Mitchell, Trustee

STATE OF IOWA, COUNTY OF DALLAS,

This record was acknowledged before me on September 4, 2025, by Debra J. Mitchell as Trustee
of the above-entitled trust.




Signature of Notary Public