

\$240,000

BK: 2025 PG: 3459
Recorded: 12/19/2025 at 1:35:18.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766
After Recording Return To: Farmers State Bank, 131 Tower Park Ste. 100, Waterloo, IA 50701
Address Tax Statement to: Gregory Macumber, 720 9th Ave. N, Winterset, IA 50273

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar and other valuable consideration, Philip A. Macumber and Shirley R. Macumber, Co-Trustees of the Philip A. Macumber Living Trust U/A/D September 12, 2024, do hereby convey to Gregory Macumber, the following described real estate in Madison County, Iowa:

Lot Fifteen (15) of CORKREAN & WATTS ADDITIONAL PLAT TWO (2), an Addition to the City of Winterset, Madison County, Iowa.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions 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 §558.69, and therefore this 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.

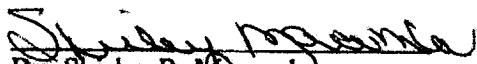
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: 12-19-25

Philip A. Macumber Living Trust U/A/D
September 12, 2024


By: Philip A. Macumber
Its: Co-Trustee


By: Shirley R. Macumber
Its: Co-Trustee

State of Iowa)
County of Dallas)ss

This record was acknowledged before me on this 19 day of December, 2025, by
Philip A. Macumber and Shirley R. Macumber, Co-Trustees of the Philip A. Macumber Living
Trust U/A/D September 12, 2024.




JOSHUA SCHROFER
COMMISSION NO. 826506
MY COMMISSION EXPIRES
SEPTEMBER 08, 2026