

BK: 2026 PG: 1129
Recorded: 4/23/2026 at 8:16:11.0 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

Return To: Kelsy Sisler, 700 Walnut Street, Ste 1300, Des Moines, IA 50309
Taxpayers: Kevin L. Branstetter, 1620 SE Greenbriar Circle, Waukee, IA 50263
Marcia L. Branstetter, 209 Sweet Gum Lane, Oak Ridge, TN 37830
Preparer: Bryan E. Shusterman, 700 Walnut Street, Ste 1300, Des Moines, IA 50309, Phone: (515) 283-8021



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Kevin L. Branstetter and Marcia L. Branstetter as Trustees of the Ruth E. Branstetter Revocable Trust dated October 7, 2020** do hereby convey an undivided one-half (½) interest to **Kevin L. Branstetter** and an undivided one-half (½) interest to **Marcia L. Branstetter**, the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Two (2) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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.

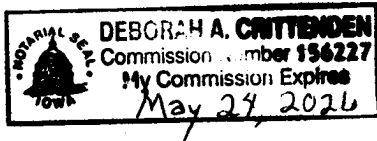
Dated: April 8, 2026.

Ruth E. Branstetter Revocable Trust
dated October 7, 2020

By: Kevin L. Branstetter
Kevin L. Branstetter, Trustee

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on April 8, 2026, by Kevin L. Branstetter, as Trustee of the Ruth E. Branstetter Revocable Trust dated October 7, 2020.



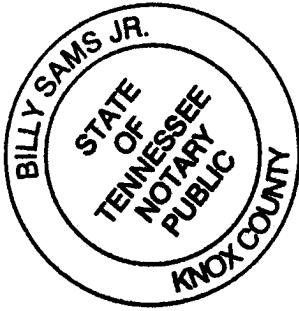
Deborah A. Crittenden
Signature of Notary Public

Ruth E. Branstetter Revocable Trust
dated October 7, 2020

By: Marcia L. Branstetter
Marcia L. Branstetter, Trustee

STATE OF TENNESSEE, COUNTY OF Anderson

This record was acknowledged before me on April 9, 2026, by Marcia L. Branstetter,
as Trustee of the Ruth E. Branstetter Revocable Trust dated October 7, 2020.



Billy Sams Jr.
Signature of Notary Public

My Commission Expires Feb. 3, 2029