

\$179,000

BK: 2026 PG: 1926  
Recorded: 6/29/2026 at 10:35:27.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$285.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4684

Mail tax statements and return documents to:  
Bernice L. Sprunger and Becky J. Sprunger, 805 NE 4th St, Earlham, IA 50072

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## TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rosemary A. Ralston and Roger L. Jones, as Trustees of the Howard and Delores Jones Irrevocable Trust**, do hereby convey unto **Bernice L. Sprunger and Becky J. Sprunger, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The West Half (1/2) of Lot Ten (10) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, Madison County, Iowa.**

### **SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS 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 section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant 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 Grantors 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.

In addition to the foregoing, the Grantors further swear or affirm as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on September 23, 2016, Book 2016, Page 2792, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are deceased.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.
6. There was no Federal Estate Tax Return or Iowa Inheritance Tax Return required to be filed as a result of the deaths of Howard Jones
7. There was no Federal Estate Tax Return or Iowa Inheritance Tax Return required to be filed as a result of the deaths of Delores Jones

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.

Howard and Delores Jones Irrevocable Trust

BY: Rosemary A. Ralston  
Rosemary A. Ralston  
Trustee

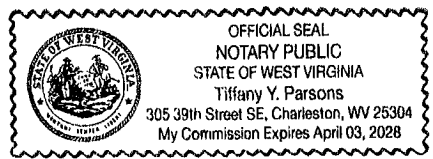
Roger L. Jones  
Roger L. Jones

STATE OF WV )  
COUNTY OF Kanawha )

SS:

This instrument was acknowledged before me on June 18, 2026  
by Rosemary A. Ralston as Trustee of the Howard and Delores Jones Irrevocable Trust.

Tiffany Y. Parsons  
Notary Public in and for said State



STATE OF Iowa )  
COUNTY OF Polk )

SS:

This instrument was acknowledged before me on June 22<sup>nd</sup>, 2020  
by Roger L. Jones as Trustee of the Howard and Delores Jones Irrevocable Trust.

Michelle Cory Knudsen  
Notary Public in and for said State

