

\$372,500

BK: 2026 PG: 2017
Recorded: 7/6/2026 at 1:15:15.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$595.20
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:
Mark Gibson and Mary Gibson, 222 Oak Tree Dr, Winterset, IA 50273

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, **Susan Virginia Henry, as Trustee of the Susan V. Henry Living Trust, Under Trust Agreement Dated November 14, 2025**, does hereby convey unto **Mark Gibson and Mary Gibson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Five (5), EXCEPT the East 54.00 feet thereof; AND Lot Four (4), of Arbor Park, Plat One (1), an Addition to the City of Winterset, 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.

Grantor does 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 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 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 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.

In addition to the foregoing, the Grantor further swears or affirms as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on December 29, 2025, Book 2025, Page 3556, 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. I am the presently-existing Trustee under the Trust and I am 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 I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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.

Susan V. Henry Living Trust, Under Trust Agreement Dated November 14, 2025

BY: Susan Virginia Henry
Susan Virginia Henry Trustee

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on June 1st, 2026,
by Susan Virginia Henry as Trustee of the Susan V. Henry Living Trust, Under Trust Agreement Dated November 14, 2025.

Michelle Cory Knudsen
Notary Public in and for said State

