BK: 2026 PG: 3261
Recorded: 11/2/2026 at 2:46:57.0 PM
Pages 1
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by & Return Document To: John D. Twillmann, Bump & Twillmann Law, Box 127, Panora, IA 50216 641-755-2131
Address Tax Statement: Beverly J. Johnson, 520 W Madison Street, Winterset, IA, 50073

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, to Beverly J. Johnson f/k/a Beverly J. Mills, as Trustee of the Beverly J. Mills Revocable Trust, under agreement dated May 6, 2014, does hereby Convey to Beverly J. Johnson, a single person, the following described real estate in Madison County, Iowa:

Lots 6A and 6B of North Stone Village, Plat No. 7, City of Winterset, Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

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

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

Dated: 5-5-2026 Beverly J. Johnson
Beverly J. Johnson

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on May 5, 2026, by Beverly J. Johnson, a single person.

NOTARIAL SEAL IOWA
JOHN D. TWILLMANN
Commission Number 840600
My Commission Expires
July 6, 2028

Signature of Notary Public