



Document 2022 2051

Book 2022 Page 2051 Type 03 001 Pages 2
Date 7/11/2022 Time 3:25:46PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$915.20
Rev Stamp# 247 DOV# 239

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$572,500⁰⁰

Prepared By: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (7144RE)
Return To: John Fontana and Yvette Fontana, 4726 Cherrywood Lane, Winterset, IA 50273
Taxpayer Information: John Fontana and Yvette Fontana, 4726 Cherrywood Lane, Winterset, IA 50273

$\frac{2}{2} \times 2$

TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kelly Brink and Brian Witmer, as Trustees of the Witmer and Brink Living Trust**, do hereby convey to **John Fontana and Yvette Fontana, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate in **Madison County, Iowa**:

Lot Twenty-six (26) of Cedar Woods Plat One (1), City of Winterset, Madison County, Iowa.

Subject to all easements, covenants and restrictions 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.

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: 7/1/22



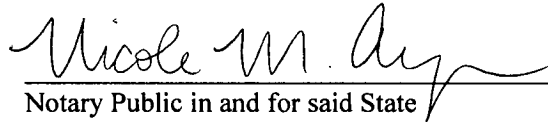
Kelly Brink, Co-Trustee of
the above entitled trust



Brian Witmer, Co-Trustee of
the above entitled trust

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me this 1st day of July 2022,
by **Kelly Brink and Brian Witmer, as Trustees of the Witmer and Brink Living Trust.**



Notary Public in and for said State