BK: 2022 PG: 2583

Recorded: 9/1/2022 at 9:28:13.0 AM

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County Recording Fee: \$17.00 Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00 Revenue Tax: \$353.60 LISA SMITH RECORDER Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

ZACHARY BROCKMEYER AND KARA HENRICHS, 1215 West Washington Street, Winterset, Iowa 50273

File #ISS (rfb)

TRUSTEE'S WARRANTY DEED

Legal:

Lot 10 of HONOR'S ACRES SECOND ADDITION to the Town of

Winterset, Madison County, Iowa

Address:

1215 West Washington Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Debra L. Rodgers**, **as Trustee** of the Debra L. Rodgers Revocable Trust, does hereby convey the above-described real estate to Zachary Brockmeyer, a single person and Kara Henrichs, a single person as joint tenants with full rights of survivorship and not as tenants in common.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

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.

STATE OF (I) SS: COUNTY OF Polk) On this 215 day of Quart , 2022, before me the undersigned, a Notary Public in and for said	Dated: August 31, 2022, 2022 Debra L. Rodgers, Trustee
State, personally appeared Debra L. Rodgers, as Trustee of the Debra L. Rodgers Revocable Trust, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee. Notary Public in and for said State	Debra L. Rodgers, as Trustee of the Debra L. Rodgers Revocable Trust

