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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Breanna Young, 215 10th Street, Ste 1300, Des Moines, IA 50309,
Phone: 515-288-2500

Taxpayer Information: Matthew R. Grasty, 1501 W. Mills St., Winterset, IA 50273

✓ **Return Document To:** Matthew R. Grasty, 1501 W. Mills St., Winterset, IA 50273

Grantors: Matthew R. Grasty as trustee of Loretta R. Grasty Trust

Grantees: Matthew R. Grasty

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Matthew R. Grasty, Trustee of Loretta R. Grasty Trust, does hereby Convey to Matthew R. Grasty the following described real estate in Madison County, Iowa:

The West 57 feet of Lot Seven (7) and the West 57 feet of the South Half (S1/2) of Block Six (6) of West Addition to Winterset, Madison County, Iowa. Locally known as 321 6th Ave. S., Winterset, Iowa.

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

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: September 1, 2022.

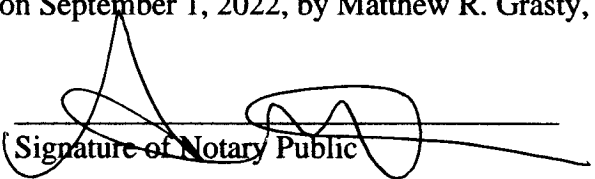
Loretta R. Grasty Trust

By 
Matthew R. Grasty, as Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on September 1, 2022, by Matthew R. Grasty, Trustee of the above-entitled trust.




Signature of Notary Public