

BK: 2022 PG: 2607  
Recorded: 9/2/2022 at 11:59:48.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,039.20  
LISA SMITH RECORDER  
Madison County, Iowa

SPACE ABOVE FOR RECORDER

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax statement  
& Return to: Kyle Hawthorne and Morgan Hawthorne, 2203 196th Court, Winterset IA 50273

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**TRUSTEE WARRANTY DEED**

KNOW ALL PERSONS BY THIS DEED: That **Martha G Taylor, Trustee of the Martha G Taylor Revocable Living Trust dated January 14, 2000, as amended and restated on October 2, 2012,** (the "Grantor"), does hereby Convey to **Kyle Hawthorne and Morgan Hawthorne,** a married couple (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

Lot One (1) of Lakeridge Acres Subdivision of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The Grantor does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

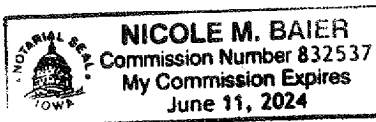
Dated this 23<sup>rd</sup> day of Aug 2022.

**Martha G Taylor Revocable Living Trust**

By: *Martha G Taylor, Trustee*  
**Martha G Taylor, Trustee**

STATE OF Iowa, COUNTY OF Dallas : ss

This record was acknowledged before me on Aug 23, 2022, by Martha G Taylor, Trustee of the Martha G Taylor Revocable Living Trust.



*N Baier*  
Notary Public