

BK: 2022 PG: 3184
Recorded: 11/2/2022 at 2:09:36.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
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:
GREGORY HARLON DEHNING, 214 East Washington Street, Winterset, Iowa 50273 File #ISS (spo)

TRUSTEES' WARRANTY DEED

Legal: **Lot 3 in Block 29 of the ORIGINAL TOWN OF WINTERSET, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa**

Address: 214 East 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, **Neil J. Timmins and Emily Theresa Timmins, as Trustees of the Real Estate Transactions 401k Trust**, do hereby convey the above-described real estate to **Gregory Harlon Dehning, a single person**.

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

Grantors do 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 Grantors covenant 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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:</p> <p>On this <u>24th</u> day of <u>October</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Neil J. Timmins and Emily Theresa Timmins, as Co-Trustees of the Real Estate Transactions 401k Trust, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they, as Trustees, executed the instrument as the voluntary act and deed of the Trust and of the Trustees.</p> <p><u>Ava Louise De Kam Grossmann</u> Notary Public in and for said State</p>	<p>Dated: <u>10-24-2022</u>, 2022</p> <p><u>Neil J. Timmins</u> Neil J. Timmins, as Co-Trustee of the Real Estate Transactions 401k Trust</p> <p><u>Emily Theresa Timmins</u> Emily Theresa Timmins, as Co-Trustee of the Real Estate Transactions 401k Trust</p>
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