



Document 2022 3202

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Date 11/03/2022 Time 3:34:40PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Leslie Mineart Living Trust, 555 Maple Northeast, Earlham, IA 50072
Taxpayer: Leslie Mineart Living Trust, 555 Maple Northeast, Earlham, IA 50072
Preparer: Katheryn J. Thorson, Brown Winick Law Firm, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Ph. 515-242-2484



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Rodney G. Good, as Co-Trustee of the Rodney G. Good Living Trust dated December 23, 2020 and Mary Ann Good, as Co-Trustee of the Mary Ann Good Living Trust dated December 23, 2020**, does hereby Convey to **Leslie Mineart, Trustee of the Leslie Mineart Trust dated October 21, 2022** the following described real estate in **Madison County, Iowa**:

Lots One (1) and Two (2) in Block Two (2) of Johnson's Addition to the Town of Earlham, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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.

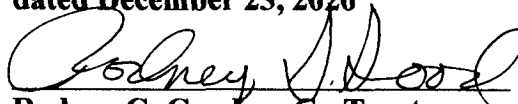
The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated.

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.

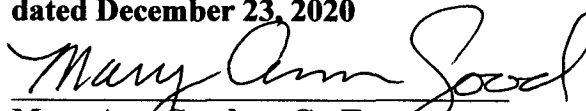
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 11-3-2022.

**Rodney G. Good Living Trust
dated December 23, 2020**

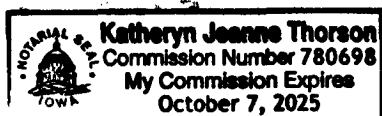

Rodney G. Good, as Co-Trustee


**Mary Ann Good Living Trust
dated December 23, 2020**


Mary Ann Good, as Co-Trustee

STATE OF IOWA, COUNTY OF Wauken

This record was acknowledged before me on October 21, 2022,
by Rodney G. Good as Co-Trustee of the Rodney G. Good Living Trust dated December 23,
2020 and Mary Ann Good as Co-Trustee of the Mary Ann Good Living Trust dated December
23, 2020.





Signature of Notary Public