

BK: 2022 PG: 3262  
Recorded: 11/14/2022 at 8:07:48.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$231.20  
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: Savannah Bryan and Cody Wiemann, 308 E Washington St., Winterset, IA 50273

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### TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Tasha White, Trustee of the Beth A. Gray Revocable Trust** (the "Grantor"), does hereby Convey to **Savannah Bryan, a single person, and Cody Wiemann, a single person** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

Lot Three (3) in Block Twenty-eight (28) of the Original Town of Winterset in Madison County, Iowa.

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, 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 7 day of November 2022.

**Beth A. Gray Revocable Trust**

By: Tasha White, Trustee  
Tasha White, Trustee

STATE OF Missouri, COUNTY OF Jackson : ss

This record was acknowledged before me on November 7, 2022, by Tasha White, Trustee of the Beth A. Gray Revocable Trust.

Rhonda Neal Saleski  
Notary Public

