

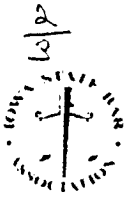


Document 2023 1453

Book 2023 Page 1453 Type 03 001 Pages 2
Date 6/23/2023 Time 12:45:11PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$381.60
Rev Stamp# 193 DOV# 193
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Joshua W. Mullins, 2451 Prairieview Avenue, Winterset, IA 50273 *HOME 139655*
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



TRUSTEE WARRANTY DEED

For the consideration of -----Two Hundred Thirty-Nine Thousand Dollar(s)----- and other valuable consideration, Roland L. Ham and Shirley J. Ham as Co-Trustees of the Ham Family Trust, a Revocable Living Trust, under Trust Agreement dated December 17, 2012, do hereby Convey to Joshua W. Mullins the following described real estate in Madison County, Iowa:

A tract of land in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 128 on September 20, 1988, in the Office of the Recorder of Madison County, Iowa.



The grantors hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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.

The grantors further warrant to the grantee 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 grantors the persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the co-trustees to the grantee is effective and rightful; and that the co-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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 13, 2023.

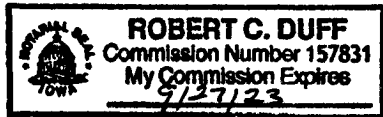
Ham Family Trust, a Revocable Living Trust,
under Trust Agreement dated December 17, 2012

By Roland L Ham
Roland L. Ham, Co-Trustee

By Shirley J Ham
Shirley J. Ham, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON

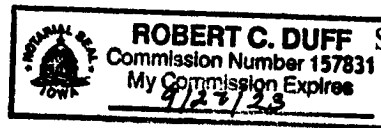
This record was acknowledged before me on June 13, 2023, by Roland L. Ham as Co-Trustee of the above-entitled Trust.



Robert C Duff
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 13, 2023, by Shirley J. Ham as Co-Trustee of the above-entitled Trust.



Robert C Duff
Signature of Notary Public