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Date 1/31/2023 Time 2:34:07PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$70.40

Rev Stamp# 21 DOV# 20

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$44,100

Return To/Taxpayer: Justin Smith and Sydney Kaufman Smith, 322 South 7th Avenue, Winterset IA 50273

Preparer: Brandon J. Dodgen (cv), 30 8th Street North, PO Box 337, Humboldt IA 50548, Phone: (515) 332-1157



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bruce Eastman and Dennis Eastman, Co-Trustees of Homer J. Eastman Revocable Trust dated May 19, 2004, does hereby Convey to Justin Smith and Sydney Kaufman Smith, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Nine (9) in Block Eighteen (18) of West Addition to the Town of Winterset, Madison County, Iowa. Subject to easements and restrictions of record.



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 hereby covenants 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 as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, 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: 1/31/2023

Homer J. Eastman Revocable Trust dated May
19, 2004

By Bruce Eastman Co Trustee
Bruce Eastman, as Co-Trustee

By Dennis Eastman Co Trustee
Dennis Eastman, as Co-Trustee

STATE OF IOWA, COUNTY OF HUMBOLDT

This record was acknowledged before me on 1/31/2023,
by Bruce Eastman, Co-Trustee of the above-entitled trust.



Mark L. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF Jefferson

This record was acknowledged before me on January 28, 2023,
by Dennis Eastman, Co-Trustee of the above-entitled trust.



Kortney Heald
Signature of Notary Public