



Document 2023 1900

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Date 8/14/2023 Time 12:28:01PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$701.60  
Rev Stamp# 267 DOV# 267

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$439,000<sup>00</sup>

**Return To:** Adam D. Otto, 123 W 2nd St N, Newton, IA 50208  
**Taxpayer:** Jacob Royster and Tabitha Royster, 200 NW 7th St, Earlham, IA 50072  
**Preparer:** Adam D. Otto, 123 W 2nd St N, Newton, IA 50208, Phone: 641-792-7000

*wtm 140959 mth*



### TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James Jeffrey Johnson and Shelley Sue Johnson, Co-Trustees of James Jeffrey Johnson and Shelley Sue Johnson Revocable Trust, does hereby Convey to Jacob Royster and Tabitha Royster, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) of Williamson Addition Plat One (1) to the City of Earlham, 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 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: August 9<sup>th</sup>, 2023.

James Jeffrey Johnson and Shelley Sue Johnson  
Revocable Trust

By James Jeffrey Johnson  
James Jeffrey Johnson, as Co-Trustee

By Shelley Sue Johnson  
Shelley Sue Johnson, as Co-Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on AUGUST 9<sup>th</sup>, 2023  
by James Jeffrey Johnson and Shelley Sue Johnson, Co-Trustees of the above-entitled trust.

Taika Dennill  
Signature of Notary Public

