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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$663.20 ANNO
Rev Stamp# 350 DOV# 348 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$415,000.00

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8578RSS)

Return To: Julie R. Plant, 1515 W Washington Street, WINTERSET, IA 50273

Taxpayer Information: Julie R. Plant, 1515 W Washington Street, WINTERSET, IA 50273 *with 143136 mda*

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Alan R. Algreen, Trustee under the Sheila M. Algreen Living Trust, dated May 9, 2018**, does hereby convey to **Julie R. Plant**, the following described real estate:

Lots Twenty-four (24) and Twenty-five (25) of Honor's Acres Second Addition to the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements 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.

