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Date 1/12/2023 Time 12:21:36PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20

Rev Stamp# 6 DOV# 7

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$135,000

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Blake Binns, 825 S. 7th Ave. Winterset, IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Larry P. Murphy as trustee of the Larry P. Murphy Trust #1 Trust dated June 8, 2004

**Grantees:** Blake Binns

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of One Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Larry P. Murphy, Trustee of Larry P. Murphy Trust #1 Trust dated June 8, 2004, does hereby Convey to Blake Binns, the following described real estate in Madison County, Iowa:

Lot Nine (9) and the North 6 Feet of Lot Eight (8) and the South Half (1/2) of Lot Ten (10) in Shaw's Addition to Winterset, 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.

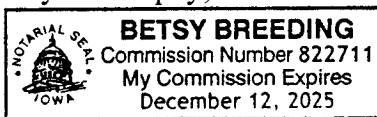
Dated: 12/28/22

Larry P. Murphy Trust #1 Trust dated June 8, 2004

By Larry P. Murphy  
Larry P. Murphy, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 28, 2022, by Larry P. Murphy, Trustee of the above-entitled trust.



Betsy Breeding  
Signature of Notary Public