



Document 2024 1955

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Date 8/13/2024 Time 3:31:15PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$607.20

ANNO

Rev Stamp# 277 DOV# 273

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$380,000⁰⁰

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

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

⁴**Taxpayer Information:** The Nathena Ilene Huntoon Revocable Trust, 1527 W. Court,
Winterset, IA 50273

^E**Return Document To:** The Nathena Ilene Huntoon Revocable Trust, 1527 W. Court, Winterset,
IA 50273

Grantors: Patricia Ann Corkrean as trustee of Patricia Ann Corkrean Revocable Trust

Grantees: Nathena Ilene Huntoon as trustee of The Nathena Ilene Huntoon Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Eighty Thousand Dollar(s) and other valuable consideration, Patricia Ann Corkrean, Trustee of Patricia Ann Corkrean Revocable Trust, does hereby Convey to Nathena Ilene Huntoon, Trustee of The Nathena Ilene Huntoon Revocable Trust, the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) of Corkrean Third Addition to the City of 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.

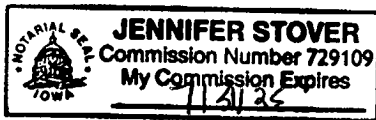
Dated: Aug 9, 2024

Patricia Ann Corkrean Revocable Trust

By Patricia Ann Corkrean, Trustee
Patricia Ann Corkrean, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 9, 2024
Patricia Ann Corkrean, Trustee of the above-entitled trust.



Signature of Notary Public