



Document 2024 464

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Date 3/04/2024 Time 1:19:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 55 DOV# 58

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$185,000.00

TRUSTEES' WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Gordon K. Darling, Jr., 53 E. Jefferson Street, PO Box 88, Winterset, IA 50273-0088, Tel: 515-240-0072

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Taxpayer Information:

Madison County Renovations, Inc.
PO Box 521
Winterset, IA 50273

✓

Return Document To:

Mark L. Smith
PO Box 230
Winterset, IA 50273

Grantors:

The Gordon K. Darling, Jr., Revocable Trust and the Debra B. Darling Revocable Trust


Grantees:

Madison County Renovations, Inc.

Legal Description: See Page 2

TRUSTEES' WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, Gordon K. Darling, Jr. and Debra B. Darling, as Co-Trustees of both the Gordon K. Darling, Jr., Revocable Trust and the Debra B. Darling Revocable Trust, both dated March 2, 2021, do hereby convey to Madison County Renovations, Inc. the following described real estate in Madison County, Iowa:

The East Half (½) of the West Two-Thirds (⅔) of Lot Five (5) in Block Eleven (11) of The Original Town of Winterset, Madison County, Iowa. 

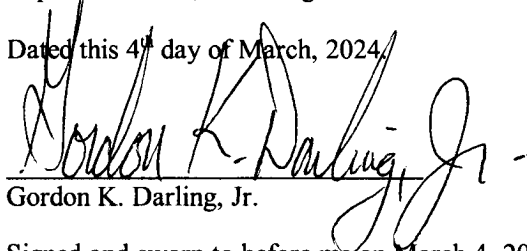
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

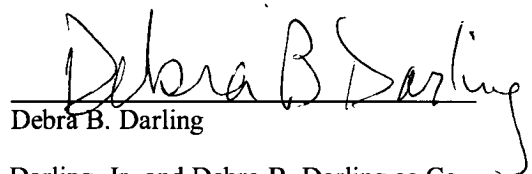
The grantors hereby covenant with grantees, and successors in interest, that grantors holds the real estate by title in fee simple; that grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant to the grantees all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts or the validity of the transfer.

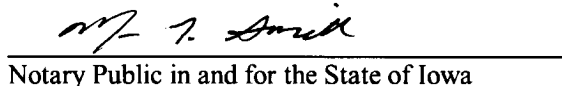
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 4th day of March, 2024,


Gordon K. Darling, Jr.


Debra B. Darling

Signed and sworn to before me on March 4, 2024, by Gordon K. Darling, Jr. and Debra B. Darling as Co-trustees of the Gordon K. Darling, Jr., Revocable Trust and the Debra B. Darling Revocable Trust.


Notary Public in and for the State of Iowa

