



Document 2024 635

Book 2024 Page 635 Type 03 001 Pages 3

Date 3/25/2024 Time 12:33:55PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 77 DOV# 79

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$220,000<sup>00</sup>

**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:** Kathryn M. Sas and Delton Sas, 1827 S. Fairfax Street, Denver, CO  
80222

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

**Grantors:** Kathryn M. Sas and Bradley K. Jackson as Co-Trustees of Harold C. Jackson  
Revocable Trust

**Grantees:** Kathryn M. Sas and Delton Sas

**Legal Description:** See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Twenty Thousand Dollar(s) and other valuable consideration, Kathryn M. Sas and Bradley K. Jackson, Co-Trustees of Harold C. Jackson Revocable Trust, does hereby Convey to Kathryn M. Sas and Delton Sas, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Sixty (60) feet of Lots Seven (7) and Eight (8) of Tidrick & Ward's Addition in the City of Winterset, 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.

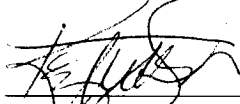
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above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

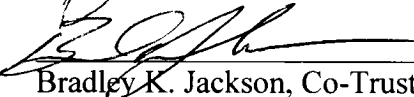
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: 3/21/2024.

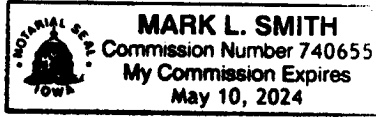
Harold C. Jackson Revocable Trust

By   
Kathryn M. Sas, Co-Trustee

  
Bradley K. Jackson, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/21/2024, by  
Kathryn M. Sas, Co-Trustee of the above-entitled trust.



*Mark L. Smith*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 22, 2024, by  
Bradley K. Jackson, Co-Trustee of the above-entitled trust.



*Kristina Brockmeyer*  
Signature of Notary Public