

**\$215,000**

BK: 2025 PG: 1062  
Recorded: 5/2/2025 at 1:42:23.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$343.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

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

**Taxpayer Information:** Zachary Brooks Goodwin and Megan Louise Goodwin, 2460 Prairie View Avenue, Winterset, IA 50273

**Return Document To:** Zachary Brooks Goodwin, 2460 Prairie View Avenue, Winterset, IA 50273

**Grantors:** James Russell Keating as Power of Attorney of Shirley Ann Keating and William G. Keating, as co-trustees of the Shirley A. Keating Revocable Trust and James Russell Keating as Power of Attorney of William G. Keating and Shirley Ann Keating, as co-trustees of the William G. Keating Revocable Trust

**Grantees:** Zachary Brooks Goodwin and Megan Louise Goodwin, husband and wife

**Legal Description:** See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Fifteen Thousand Dollar(s) and other valuable consideration, James Russell Keating as Power of Attorney of Shirley Ann Keating and William G. Keating (Co-Trustees) of the Shirley A. Keating Revocable Trust and James Russell Keating as Power of Attorney of William G. Keating and Shirley Ann Keating (Co-Trustees) of the William G. Keating Revocable Trust, do hereby Convey to Zachary Brooks Goodwin and Megan Louise Goodwin, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.92 acres, as shown in Plat of Survey filed in Book 2005, Page 5517 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa.

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: 4-17-2025.

Shirley A. Keating Revocable Trust

By James Russell Keating POA  
James Russell Keating, Power of Attorney

William G. Keating Revocable Trust

By James Russell Keating POA  
James Russell Keating, Power of Attorney

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/17/2025  
by James Russell Keating, Power of Attorney of the above Trustees of the above-entitled trusts.

Larry Corkrean  
Signature of Notary Public

