



Document 2025 1137

Book 2025 Page 1137 Type 03 001 Pages 3

Date 5/12/2025 Time 12:35:00PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$295.20

ANNO

Rev Stamp# 155 DOV# 153

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$185,000⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,

Phone: 515-462-4912

NAT 112003

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Taxpayer Information:

Lisa Marie Eddy and Nathaniel James Eddy, 304 E. Washington Street, Winterset, IA 50273

☒ **Return Document To:**

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Kylee M. Tindle and Justin Ray Tindle, Co-Trustees of Kylee M. Tindle Trust;
and,

Justin Ray Tindle and Kylee M. Tindle, Co-Trustees of Justin Ray Tindle Trust

Grantees:

Lisa Marie Eddy

Nathaniel James Eddy

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED

For the consideration of \$185,000.00 Dollar(s) and other valuable consideration, Kylee M. Tindle and Justin Ray Tindle, Co-Trustees of Kylee M. Tindle Trust; and, Justin Ray Tindle and Kylee M. Tindle, Co-Trustees of Justin Ray Tindle Trust, do hereby Convey to Lisa Marie Eddy and Nathaniel James Eddy, a married couple, 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 Half (1/2) of Lot Four (4) in Block Twenty-eight (28) 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 hold 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 Co-Trustees to the Grantees is effective and rightful; and that the Co-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: May 8, 2025.

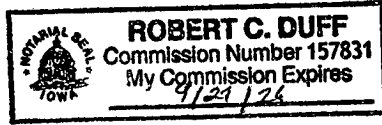
Kylee M. Tindle Trust;
and,
Justin Ray Tindle Trust

Kylee M. Tindle, as Co-Trustee of the
Kylee M. Tindle Trust; and, as Co-Trustee
of the Justin Ray Tindle Trust

Justin Ray Tindle as Co-Trustee of the
Kylee M. Tindle Trust; and, as Co-Trustee
of the Justin Ray Tindle Trust

STATE OF IOWA, COUNTY OF MADISON

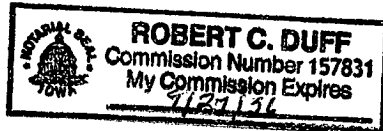
This record was acknowledged before me on May 8, 2025, by Kylee M. Tindle as Co-Trustee of the Kylee M. Tindle Trust; and, as Co-Trustee of the Justin Ray Tindle Trust.



Robert C Duff
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 8, 2025, by Justin Ray Tindle as Co-Trustee of the Justin Ray Tindle Trust; and, as Co-Trustee of the Kylee M. Tindle Trust.



Robert C Duff
Signature of Notary Public