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INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Mark W. Anderson, 320 S. 10th Avenue, Winterset, IA 50273
Taxpayer: Mark W. Anderson, 320 S. 10th Avenue, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark W. Anderson and Sally J. Morris (Co-Trustees) of The Anderson Grantor Trust, Trustees, do hereby Convey to Mark W. Anderson the following described real estate in Madison County, Iowa:

Lot Three (3) of West End Townhouse Addition, an 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.

This deed is exempt according to Iowa Code 428A.2(21).

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: 5-19-25.

The Anderson Grantor Trust

Mark W Anderson
By Mark W. Anderson, Trustee

Sally J. Morris
By Sally J. Morris, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on may 19, 2025, by
Mark W. Anderson and Sally J. Morris, Trustees of the above-entitled trust.

Jerrold B. Oliver
Signature of Notary Public

