



Document 2026 1648

Book 2026 Page 1648 Pages 3
Date 6/08/2026 Time 12:08:31PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$767.20
Rev Stamp# 194 DOV# 182

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$480,000^e

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

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Steve Keller and Amy Keller, 400 N. 14th Avenue, Winterset, IA 50273

Return Document To: Steve Keller and Amy Keller, 400 N. 14th Avenue, Winterset, IA 50273

Grantors: Roberts Family Trust dated January 30, 2026, and any amendments thereto

Grantees: Steve Keller and Amy Keller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Eighty Thousand Dollar(s) and other valuable consideration, Dillion L. Roberts and Jessica R. Roberts, Trustees of the Roberts Family Trust dated January 30, 2026, and any amendments thereto does hereby Convey to Steve Keller and Amy Keller, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Four (4) of Sunset Acres, Plat Two (2), 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.

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: 1-5-26.

Roberts Family Trust dated January 30, 2026,
and any amendments thereto

By Dillon L. Roberts as Trustee
Dillion L. Roberts, as Trustee

By Jessica R. Roberts as Trustee
Jessica R. Roberts, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-5-26,
by Dillion L. Roberts, Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-5-26,
by Jessica R. Roberts, Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public