



Document 2026 730

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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$927.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$580,000⁰⁰

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

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

CNV172085

Taxpayer Information: Casey Patton and Kerri Patton, 2218 N. John Wayne Drive, Winterset, IA 50273

Return Document To: Casey Patton and Kerri Patton, 2218 N. John Wayne Drive, Winterset, IA 50273

Grantors: Margaret M. Casper Revocable Trust

Grantees: Casey Patton and Kerri Patton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Five Hundred Eighty Thousand Dollar(s) and other valuable consideration, Margaret M. Casper Revocable Trust U/A/D September 23, 2021, does hereby Convey to Casey Patton and Kerri Patton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five(25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to wit: Commencing at the Northeast corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-five (25), running thence West 500 feet, thence South 500 feet, thence East 500 feet, thence North to the point of beginning, EXCEPT all that part thereof conveyed for highway purposes. Ⓢ

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: 3/6/2026

Margaret M, Casper Revocable Trust

By Michelle M Casper Barker
Michelle M. Casper Barker, Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3.6.2026, by
Michelle M. Casper Barker, Trustee, for the above-entitled trust.

Alyssa M. Tadlock
Signature of Notary Public

