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Date 2/28/2023 Time 8:18:17AM

Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Rebecca J. Nebel Trimble Revocable Trust, 223 E. South Street,
Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Rebecca Trimble

Grantees: Rebecca J. Nebel Trimble as Trustee of the Rebecca J. Nebel Trimble Revocable
Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Dollar(s) and other valuable consideration, Rebecca Trimble, single, does hereby Convey to Rebecca J. Nebel Trimble, Trustee of the Rebecca J. Nebel Trimble Revocable Trust dated February, 27, 2023 the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block Twenty-nine (29) 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.

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

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

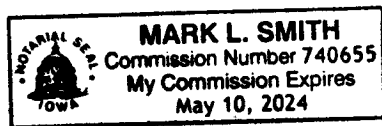
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2/27/2023

Rebecca Trimble
Rebecca Trimble, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/27/2023 by Rebecca Trimble.



Signature of Notary Public