



Document 2024 1346

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$607.20

Rev Stamp# 181 DOV# 186

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 380,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Nicholas Mulder and Kelsey Mulder, 906 N. 14th Avenue, Winterset, IA 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



TRUSTEE WARRANTY DEED

For the consideration of -----Three Hundred Eighty Thousand Dollar(s)----- and other valuable consideration, Paula J. Wildin as Trustee of the Douglas W. Wildin and Paula J. Wildin Trust under Trust Agreement dated September 11, 2020, does hereby Convey to Nicholas Mulder and Kelsey Mulder, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Eighteen (18) in Block Four (4) of Birchwood Estates Plat No. 1 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: June 11, 2024.

Douglas W. Wildin and Paula J. Wildin Trust
under Trust Agreement dated September 11,
2020

By Paula J. Wildin, Trustee
Paula J. Wildin, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 11, 2024, by Paula J. Wildin as Trustee of the Douglas W. Wildin and Paula J. Wildin Trust under Trust Agreement dated September 11, 2020.

Betsy Breeding
Signature of Notary Public

