

BK: 2024 PG: 2818
Recorded: 11/19/2024 at 1:12:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by C. Christy Barton, 2516 Forum Blvd - Suite 101, Columbia, MO 65203, (573) 446-7350
Return recorded deed to: The Barton Law Firm, 2516 Forum Blvd., Suite 101, Columbia, MO 65203
Address tax statement: Maria M. Maher, 1660 McBride Ridge Court, Winterset, Iowa 50273

WARRANTY DEED

On November 18, 2024, Grantor **Maria Marshall Maher** (f/k/a Maria Marshall Schaffer), an unmarried person, of 1660 McBride Ridge Court, Winterset, Iowa 50273, for estate planning purposes and without other consideration, hereby conveys to Grantee the **MMMaher Family Trust dated November 18, 2024**, 1660 McBride Ridge Court, Winterset, Iowa 50273, the following real estate in **Madison County, Iowa**:

Lot 4 in COUNTRY ESTATES WEST, located in the Southeast Quarter (SE $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa.;

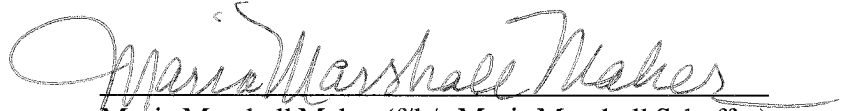
Subject to mortgages, declarations, covenants, restrictions, easements, reservations, rights, roadways, options, liens and any other encumbrances of record.

Grantor hereby covenants with Grantee, 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 further covenants to warrant and defend the real estate against the lawful claims of all persons (except as may be above stated).

This conveyance is exempt from real estate transfer tax under Iowa Code §428A.2, subsection 21, as no consideration is given for this deed.

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

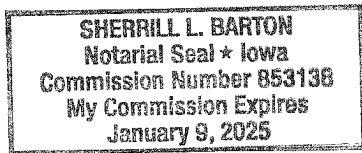
Signed by the Grantor on the date first above written.



Maria Marshall Maher (f/k/a Maria Marshall Schaffer)

STATE OF IOWA]
] ss.
COUNTY OF POLK]

Acknowledged before me on November 18, 2024 by Maria Marshall Maher (f/k/a Maria Marshall Schaffer) who declared to me that she is not married.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.




Sherrill L. Barton, Notary Public