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Date 3/12/2024 Time 2:29:28PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$199.20

ANNO

Rev Stamp# 66 DOV# 69

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$125,000⁰⁰

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Virginia F. Wilber of Trent Law Firm, PLLC
3429 Midway Dr., Cedar Falls, IA 50613, Phone: 319-277-1610

ESB/47124

Return Document To/

Taxpayer Information:

Rattlesnake, LLC, Lindsay Speer
2124 West Summit Street, Winterset, IA 50273

Grantors: Debra McCalley as Trustee of The Debra McCalley Revocable Trust Dated March 11, 2022

Grantees: Rattlesnake, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Debra McCalley as Trustee of The Debra McCalley Revocable Trust Dated March 11, 2022, does hereby Convey to Rattlesnake, LLC, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Lot Two (2) of Replat of Lot Five (5) in Block One (1) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa. 

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.

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 558.69. Therefore, the transaction is exempt from the requirement to submit a groundwater hazard statement.

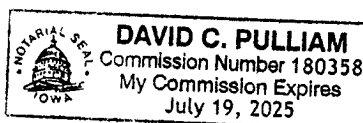
Dated: March 11, 2024

The Debra McCalley Revocable Trust
Dated March 11, 2022

By: Debra McCalley
Debra McCalley, as Trustee

STATE OF IOWA, COUNTY OF Polk, SS:

This record was acknowledged before me on March 11, 2024, by Debra McCalley, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public