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Date 1/02/2024 Time 11:53:40AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$783.20

Rev Stamp# 1

INDX

ANNO

SCAN

BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$490,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

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

MMH45725

**Taxpayer Information:** Randi Woods Webber Revocable Trust, 2060 226th Ct., Winterset, IA 50273

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

**Grantors:** Mark E. Miller

**Grantees:** Randi Marsh as trustee of Randi Woods Webber Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**

For the consideration of Four Hundred Ninety Thousand Dollar(s) and other valuable consideration, Mark E. Miller, single, does hereby Convey to Randi Marsh, Trustee of Randi Woods Webber Revocable Trust the following described real estate in Madison County, Iowa:

Lot Fourteen (14) of Kippy Ridge Estates, located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C", located therein, containing 0.205 acres, as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010 in the Office of the Recorder of Madison County, Iowa; AND Parcel "N", a part of Lot Fifteen (15), of said Kippy Ridge Estates, containing 1.55 acres, as shown in Plat of Survey filed in Book 2016, Page 3368 on November 9, 2016 in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2016, Page 3437 on November 15, 2016 in the Office of the Recorder of Madison County, Iowa.



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: December 19, 2023

Mark E. Miller  
Mark E. Miller, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 19, 2023 by Mark E. Miller.



Toni Marie Tindle  
Signature of Notary Public