

\$325,500.00

BK: 2025 PG: 140
Recorded: 1/15/2025 at 11:53:50.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$520.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax statement
& Return to: Nathan T Simms and Tiffany T Simms, 818 N 11th Avenue Cir, Winterset, IA 50273

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Wava L. Shirbroun, Trustee of Wava L. Shirbroun Revocable Trust** (the "Grantor"), does hereby Convey to **Nathan T Simms and Tiffany T Simms**, a married couple (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

Lot Sixteen (16) of GLENWOOD PLAT 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 does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

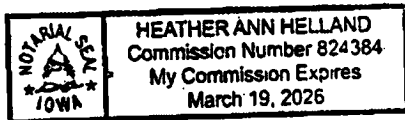
Dated this 3 day of Jan, 2025.

Wava L. Shirbroun Revocable Trust

By: Wava L. Shirbroun, Trustee
Wava L. Shirbroun, Trustee

STATE OF Iowa, COUNTY OF Madison: ss

This record was acknowledged before me on Jan. 3, 2025, by Wava L. Shirbroun, Trustee of Wava L. Shirbroun Revocable Trust.



Heather Helland
Notary Public