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Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This Document Prepared By:

Guardian Law
833 East Pioneer Rd, Ste. 102
Draper, Utah 84020
(844) 409-1122

**After Recording, Return and
Mail Tax Statements To:**

NATHANIEL MCLAREN and
ANGELA MCLAREN, as co-Trustees
2236 Holliwell Valley Court
Winterset, IA 50273

QUITCLAIM DEED

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration.

This transaction is exempt from the Real Estate Transfer Tax pursuant to Iowa Code §428A.2(21).

NATHANIEL M. MCLAREN and ANGELA M. MCLAREN, husband and wife, the
GRANTORS,

Whose mailing address is 2236 Holliwell Valley Court, Winterset, IA 50273;

hereby convey and quitclaim to

NATHANIEL MCLAREN and ANGELA MCLAREN, as co-Trustees of THE MCLAREN
LIVING TRUST, U/A dated _____, the GRANTEE,

Whose mailing address is 2236 Holliwell Valley Court, Winterset, IA 50273;

and to Grantee's successors and assigns, all of THE FOLLOWING described real properties
located in the County of Madison, State of IA:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

More commonly known as 2236 Holliwell Valley Court, Winterset, IA.

Assessor's Parcel Number: _____

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that
are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

1A exemption 428A.2(21)

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

August 7, 20 25


NATHANIEL M. MCLAREN


ANGELA M. MCLAREN

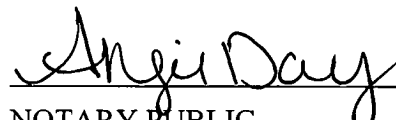
STATE OF IOWA

)
) ss.
)

On this Aug. 7th, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared NATHANIEL MCLAREN and ANGELA MCLAREN, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that their executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




NOTARY PUBLIC

My commission expires: 02/24/26

EXHIBIT A

Lot Twelve (12) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

And

Lot Fourteen (14) of Holliwell Valley Subdivision, located in the Northeast Quarter(1/4) of Section Five (5), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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.

and more commonly known as 2236 Holliwell Valley Court, Winterset, IA 50273.

TAX PARCEL NUMBER: _____