



Document 2025 2863

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Date 10/27/2025 Time 8:54:25AM

Rec Amt \$17.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

Taxpayer Information:

Karna Meggison, 909 W. Court Avenue, Winterset, IA 50273

Return Document To:

Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Philip A. Macumber and Shirley R. Macumber, Trustees of the Philip A. Macumber Living Trust;
and,
Shirley R. Macumber and Philip A. Macumber, Trustees of the Shirley R. Macumber Living Trust

Grantees:

Karna Meggison

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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QUIT CLAIM DEED

For the consideration of ---- Gift Between Parent and Child ---- and other valuable consideration, Philip A. Macumber and Shirley R. Macumber, as Co-Trustees of the Philip A. Macumber Living Trust; and Shirley R. Macumber and Philip A. Macumber as Co-Trustees of the Shirley R. Macumber Living Trust, do hereby Convey to Karna Meggison the following described real estate in Madison County, Iowa:

Lot One (1) of Second West Court Addition to Winterset, Madison County, Iowa.

This conveyance is between parent and child without actual consideration for estate planning purposes and is exempt from transfer tax under Iowa Code Section 428A.2(11).

The Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

The Grantors further warrant to the Grantee all of the following: That the Trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the Grantors the persons creating the Trusts were under no disability or infirmity at the time the Trusts were created; that the transfer by the Co-Trustees to the Grantee is effective and rightful; and that the Co-Trustees know of no facts or legal claims which might impair the validity of the Trusts 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.

Dated: October 24, 2025.

Philip A. Macumber Living Trust;
and,
Shirley R. Macumber Living Trust

Philip A. Macumber
Philip A. Macumber, as Co-Trustee of the
Philip A. Macumber Living Trust; and, as
Co-Trustee of the Shirley R. Macumber
Living Trust

Shirley R. Macumber
Shirley R. Macumber, as Co-Trustee of the
Shirley R. Macumber Living Trust; and, as
Co-Trustee of the Philip A. Macumber
Living Trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 24, 2025, by Philip A. Macumber as Co-Trustee of the Philip A. Macumber Living Trust; and, as Co-Trustee of the Shirley R. Macumber Living Trust.



Lori Ann Ryner
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 24, 2025, by Shirley R. Macumber as Co-Trustee of the Shirley R. Macumber Living Trust; and, as Co-Trustee of the Philip A. Macumber Living Trust.



Lori Ann Ryner
Signature of Notary Public