

BK: 2025 PG: 2907
Recorded: 10/29/2025 at 10:53:41.0 AM
Pages 2
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PREPARED BY and RETURN TO: Matt Molettiere, 13815 FNB Pkwy #440, Omaha, NE 68154, 402-401-4409
TAX STATEMENT TO: Rodney and Jeri Simon, Trustees, 1316 West Washington St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, Rodney M. Simon and Jeri J. Simon, husband and wife, Grantors, hereby convey to Jeri J. Simon and Rodney M. Simon, Trustees of the Jerney1 Living Trust dated October 24, 2025, and any amendments thereto, Grantees, the following legally described real estate, located in Madison County, Iowa:

Lot 37 of Honor's Acres Second Addition to the Town of Winterset, Madison County, Iowa;

AND

Parcel J as described in the Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on October 9, 2020 in Book 2020 Page 3859 being a part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 7 and all of the South Half of the Northwest Quarter (NW1/4) of Section 8, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel K as described in the Amended Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa, on March 31, 2021, in Book 2021, Page 1327 being a part of Parcel J.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration

Grantors do hereby Covenant with Grantees, 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 24th day of October, 2025.



Rodney M. Simon, Grantor



Jeri J. Simon, Grantor

STATE OF IOWA)

COUNTY OF MADISON) ss.
)

On this 24th day of October, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Rodney M. Simon and Jeri J. Simon to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.



Notary Public

