



Document 2025 3164

Book 2025 Page 3164 Type 03 001 Pages 2
Date 11/20/2025 Time 1:19:32PM
Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 ½ W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: Jeffrey Jon Nolan Revocable Trust, 714 N. 14th Avenue, Winterset, IA 50273

Return Document To: Jeffrey Jon Nolan Revocable Trust, 714 N. 14th Avenue, Winterset, IA 50273

Grantors: Jeffrey J. Nolan

Grantees: Jeffrey Jon Nolan Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey J. Nolan, single, does hereby Convey to Jeffrey Jon Nolan, Trustee of the Jeffrey Jon Nolan Revocable Trust, the following described real estate in Madison County, Iowa:

Lot Seven (7) and the Soth Half (½) of Lot Six (6) in Block Five (5) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.

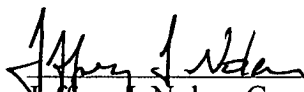
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(21).

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.

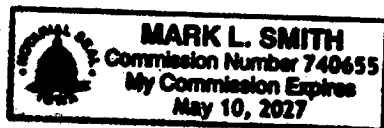
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-19-2025.


Jeffrey J. Nolan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/19/2025 by Jeffrey J. Nolan.




Signature of Notary Public