



Document 2025 3333

Book 2025 Page 3333 Type 03 001 Pages 2  
 Date 12/08/2025 Time 1:11:37PM  
 Rec Amt \$12.00 Aud Amt \$5.00  
 Rev Transfer Tax \$63.20  
 Rev Stamp# 451 DOV# 457

BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA

**Return To:** Regan Grettenberg and Allison Grettenberg, 414 Oak Tree Dr., Winterset, Iowa 50273

**Taxpayer:** Regan Grettenberg and Allison Grettenberg, 414 Oak Tree Dr., Winterset, Iowa 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

MOK169715-DASH



### TRUSTEE WARRANTY DEED

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For the consideration of Forty Thousand Dollar(s) and other valuable consideration, Jennifer J. O'Brien and Darin P. O'Brien Co-Trustees of Jennifer J. O'Brien Trust, do hereby Convey to Regan Grettenberg and Allison Grettenberg, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1), Birchwood Estates Plat No.3, 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 hereby covenants 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 as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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 to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows 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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Oct. 16, 2025

Jennifer J. O'Brien Trust

By Jennifer J. O'Brien  
Jennifer J. O'Brien, Trustee

By Darin P. O'Brien  
Darin P. O'Brien, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct. 16, 2025, by Jennifer J. O'Brien and Darin P. O'Brien, Trustees of the above-entitled trust.

Jerrold B. Oliver  
Signature of Notary Public

