

BK: 2026 PG: 135
Recorded: 1/13/2026 at 11:02:08.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Frank Steinbach III, 1701 - 48th Street, Suite 100, West Des Moines, IA 50266, Phone: (515) 267-9000

Taxpayer Information: Nicole Nuzum, 1011 N 14th Avenue, Winterset, IA 50273

Return Document To: Nicole Nuzum, 1011 N 14th Avenue, Winterset, IA 50273

Grantors: Trent Russell Nuzum

Grantees: Nicole Michele Nuzum

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Bk 2022, Pg 1729 recorded on 06/08/2022, Bk 2022, Pg 1730 recorded on 06/08/2022.



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Trent Russell Nuzum, a single person, does hereby Quit Claim to Nicole Michele Nuzum, a single person, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lot Two (2), BIRCHWOOD ESTATES PLAT NO. 3, an Addition to the City of Winterset, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(16).

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: 1/7/26.

[Signature]
Trent Russell Nuzum, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on January 7, 2026 by Trent Russell Nuzum.

[Signature]
Signature of Notary Public

