



Document 2026 2062

Book 2026 Page 2062 Pages 3
Date 7/09/2026 Time 12:10:48PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$224.00
Rev Stamp# 251

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$140,400⁰⁰

THE SPACE ABOVE IS PROVIDED FOR RECORDER'S USE

After recording, please return to preparer;

Investors Financial Limited Partnership

9050 W. Barnes Dr., Suite 275, Boise, ID 83709

208-345-4846

Taxpayer Information: Kathy Jo Phelps, 406 N 1st Ave, Winterset, IA 50273

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**WARRANTY DEED
and
FULFILLMENT OF REAL ESTATE CONTRACT**

FOR VALUE RECEIVED,

INVESTORS FINANCIAL LIMITED PARTNERSHIP, an Idaho Limited Partnership,

hereinafter "Grantor",

its successors and assigns, hereby convey and warrants to

KATHY JO PHELPS, a single person,

hereinafter "Grantee".

The following described real property, hereinafter "Property", situated in Madison County, State of Iowa, including any interest herein which Grantor may hereafter acquire, more particularly described as follows:

Legal Description:

Lot Eight (8) in Block Ten (10) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa.

Assessor's Property Tax Parcel Account Number(s):
820000510080000



* See Exhibit 'A' for GWN statement

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee forever. And the said Grantor does hereby covenant to and with said encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

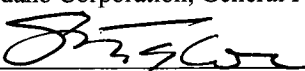
This deed is given in fulfillment and satisfaction of a certain Real Estate Contract dated May 9, 2009, and recorded on May 11, 2009, as Document Number 2009 1452, Book 2009, Page 1452 in the office of the Recorder of Madison County, Iowa;

Which said Contract was assigned by a Warranty Deed and Seller's Assignment of Real Estate Contract dated October 28, 2014, by and between EDNA LORRAINE POWELL, a single person, as Grantor, to INVESTORS TRUST LC, an Idaho Limited Liability Company, as Grantee, recorded November 4, 2014, as Document Number 2014 2772, Book 2014, Page 2772, in the office of the Recorder of Madison County, State of Iowa;

Which said Contract was assigned by a Warranty Deed and Seller's Assignment of Real Estate Contract dated September 1, 2015, by and between INVESTORS TRUST LC, an Idaho Limited Liability Company, as Grantor, to INVESTORS FINANCIAL LIMITED PARTNERSHIP, an Idaho Limited Partnership, as Grantee, recorded September 23, 2015, as Document Number 2015 2799, Book 2015, Page 2799, in the office of the Recorder of Madison County, State of Iowa.

Dated this 6th day of July, 2026.

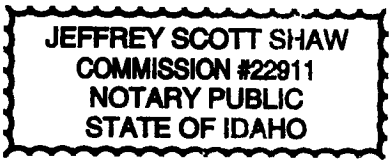
GRANTOR: INVESTORS FINANCIAL LIMITED PARTNERSHIP,
an Idaho Limited Partnership
INVESTORS FINANCIAL CORPORATION,
an Idaho Corporation, General Partner

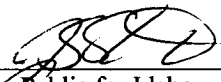

S. R. TAYLOR
President and Chief Operating Officer

STATE OF IDAHO)
) ss.
County of ADA)

On this 6th day of July, in the year 2026, before me, a Notary Public in and for said State, personally appeared S. R. TAYLOR, known or identified to me to be the President and Chief Operating Officer of INVESTORS FINANCIAL CORPORATION, an Idaho Corporation, the corporation that executed the above instrument as the Managing Member of INVESTORS FINANCIAL LIMITED PARTNERSHIP, an Idaho Limited Partnership, and acknowledged to me that such corporation executed the same on behalf of such membership.

SEAL





Notary Public for Idaho
Residing at Ada County
My commission expires: 8-30-2031

Exhibit 'A'

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.