



Book 2026 Page 2364 Pages 2
Date 8/10/2026 Time 2:49:50PM
Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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; 800-851-4648

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

QUIT-CLAIM DEED

THIS INDENTURE, made this 8th day of July, 2026, by and between, BANK OF AMERICA N.A., f.k.a. Bank of America NT and SA whose address is 225 North 9th Street, Suite 620B, Boise, Idaho, 83702 (hereinafter referred to as “Grantor”), and INVESTORS FINANCIAL LIMITED PARTNERSHIP, an Idaho Limited Partnership, whose address is 161 East Mallard Drive Suite 100, Boise, Idaho 83706, (hereinafter referred to as “Grantee”), as a release of that certain Collateral Assignment Of Contract dated October 12, 2015 and recorded October 19, 2015, under Instrument No. 2015-3039, records of Madison County, State of Iowa, executed by Grantee.

WITNESSETH:

FOR OTHER VALUE GIVEN OR PROMISED, the Grantor does hereby convey, release, remise and forever quit-claim unto the Grantee and to its successors and assigns, all of the Grantor's right, title, and interest in that certain lot, piece or parcel of land bounded and particularly described as follows:

See Exhibit "A" Attached

together with all the tenements, hereditaments, and appurtenances thereunto belonging or in any wise thereto appertaining, the reversions and reversions, remainder and remainders, rents, issues, and profits thereof. To have and to hold all the said premises, together with the appurtenance unto the Grantee and to its successors and assigns forever.

WITNESS the hand of said grantor this 14 day of July, 2026.

Grantor: Bank Of America, N.A.

Gregory Zanot, CTP, Senior Vice President

STATE OF IDAHO)
) ss.
County of ADA)

On this 14th day of July, in the year 2026, before me, a Notary Public in and for said State, personally appeared Gregory Zanol, known or identified to me to be the Senior Vice President of BANK OF AMERICA, N.A., and acknowledged to me that such corporation executed the same on behalf of such corporation.



Notary Public for Idaho
Residing at Ada County
My commission expires: 03-30-2031

Exhibit “A”

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