

\$365,000.00

BK: 2026 PG: 2552
Recorded: 8/26/2026 at 3:23:12.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$583.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr., WDM IA 50265 5158649370

Return To: Heather Simon, 1405 W Court St., Winterset, IA 50273

Taxpayer Information: Heather Simon, 1405 W Court St., Winterset, IA 50273

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Nathan W. Allen Family Trust dated November 10, 2023** and **Dorothy M. Allen Family Trust dated November 10, 2023** does hereby convey to **Heather Simon**, the following described real estate:

Lot Eight (8) of Corkrean Third Addition to the City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

Dated: 8-23-2020

Dorothy M. Allen Family Trust dated
November 10, 2023

By: Dorothy M Allen
Dorothy M. Allen, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on Aug - 23 - 2020, by
Dorothy M. Allen, Trustee of the Dorothy M. Allen Family Trust dated November 10, 2023



Lauren Moore
Notary Public in and for said State

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: 8-23-26

Nathan W. Allen Family Trust dated
November 10, 2023

By: Nathan W. Allen
Nathan W. Allen, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on August 23-26, by
Nathan W. Allen, Trustee of the Nathan W. Allen Family Trust dated November 10, 2023



Lauren Moore
Notary Public in and for said State