

BK: 2026 PG: 3022
Recorded: 10/8/2026 at 3:51:37.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$462.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JASON SANDEGREN, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
MARILYNN VAN ZEE TRUST, 322 W WASHINGTON ST, WINTERSET, IA 50273

WARRANTY DEED

Legal: Lot Four (4) and the West Half (1/2) of the West Half (1/2) of Lot Three (3) in Block Thirty-four (34), of the Original Town of Winterset, Madison County, Iowa.

Address: **322 W Washington St, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jessica L. Ruble and James Donald Ruble, a married couple**, hereby conveys the above-described real estate to **Marilynn Van Zee Trust**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

STATE OF Virginia)

) SS:

COUNTY OF Prince William County)

On this day of 09/21/2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Jessica
L. Ruble and James Donald Ruble, a married
couple, to me known to be the identical person(s)
named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act
and deed.

Saidur Rahman Bhuyan

Notary Public in and for said State

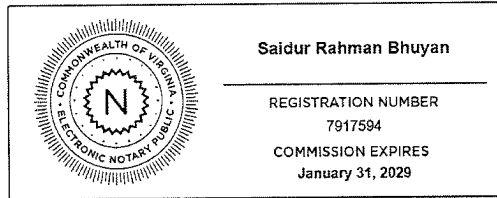
Dated: 09/21/2026

Jessica L. Ruble

Jessica L. Ruble

James Donald Ruble

James Donald Ruble



Notarized remotely online using communication technology via Proof.