



Document 2026 3059

Book 2026 Page 3059 Pages 2
Date 10/13/2026 Time 12:23:09PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$245.60
Rev Stamp# 382 DOV# 364

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$154,000⁰⁰

TRUSTEE WARRANTY DEED AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

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4 **Taxpayer Information:** Kyle Petersen and Stacey Petersen, 2215 245th Lane, Winterset, IA 50273

6 ✓ **Return Document To:** Kyle Petersen and Stacey Petersen, 2215 245th Lane, Winterset, IA 50273

Grantors: David M. Nicholl, Trustee of David M. Nicholl Revocable Trust

Grantees: Kyle Petersen and Stacey Petersen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Fifty-Four Thousand Dollar(s) and other valuable consideration, David M. Nicholl, Trustee of David M. Nicholl Revocable Trust, does hereby Convey to Kyle Petersen and Stacey Petersen, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) of Hog Heaven Subdivision, also known as Hog Heaven Estates Subdivision, located in the Southwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. 

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.

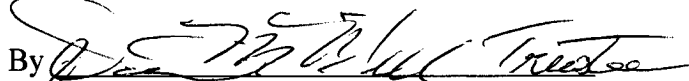
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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.

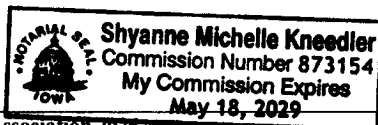
Dated: October 12th 2026.

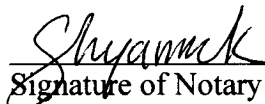
David M. Nicholl Revocable Trust

By 
David M. Nicholl, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 12th 2026 by David M. Nicholl, Trustee of the above-entitled trust.




Signature of Notary Public