

**BK: 2026 PG: 341**  
**Recorded: 2/4/2026 at 1:34:47.0 PM**  
**Pages 2**  
**County Recording Fee: \$24.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$27.00**  
**Revenue Tax: \$0.00**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

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**Prepared By & Return To:** Mark R. Adams, Wasker, Dorr, Wimmer & Marcouiller, P.C., 4201 Westown Parkway-Suite 250, West Des Moines, IA 50266-6720; (515) 283-1801

**Taxpayer:** Sandra Kay Phillips, Trustee of the Michael Thomas Phillips and Sandra Kay Phillips Joint Revocable Living Trust dated February 3, 2026, 909 N. 11<sup>th</sup> Avenue Circle, Winterset, Iowa 50273.

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## **QUIT CLAIM DEED**

For the consideration of \$20.00 Dollar(s) and other valuable consideration, **Michael Thomas Phillips and Sandra Kay Phillips**, husband and wife, do hereby quit claim to **Sandra Kay Phillips, as Trustee of the Michael Thomas Phillips and Sandra Kay Phillips Joint Revocable Living Trust dated February 3, 2026**, all right, title, interest, estate, claim, and demand in following described real estate in **Madison County, Iowa:**

**Lots One (1) and Two (2) of Glenwood Plat 1, an Addition to the City of Winterset, Madison County, Iowa.**

**Subject to covenants, easements, and restrictions of record, if any.**

**More commonly known as 909 N. 11<sup>th</sup> Avenue Circle, Winterset, Iowa 50273.**

**This deed is exempt according to Iowa Code 428A.2(21).**

**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.**

