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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Quita R. Koehler Revocable Trust, 817 S. 3rd Street, Winterset, IA
50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: David S. Koehler and Quita Rae Koehler

Grantees: Quita R. Koehler as Trustee of the Quita R. Koehler Revocable Trust dated
September 15, 2016

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, David S. Koehler and Quita Rae Koehler, husband and wife, do hereby Convey to Quita R. Koehler, Trustee of the Quita R. Koehler Revocable Trust dated September 15, 2016, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Honor's Acres Second Addition to the City of Winterset, 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.

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

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: 9/12/2022.

David Koehler
David S. Koehler, Grantor

Quita Koehler
Quita Rae Koehler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 12, 2022 by
David S. Koehler and Quita Rae Koehler.

Kristina Brockmeyer
Signature of Notary Public

