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BRANDY MACUMBER, COUNTY RECORDER . CHEK
MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Shellie Petek Revocable Trust, 423 W. Washington, Winterset, IA 50273

Return Document To: Shellie Petek Revocable Trust, 423 W. Washington, Winterset, IA 50273

Grantors: Shellie Ann Nuzum n/k/a Shellie Petek

Grantees: Shellie Petek Revocable Trust

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, Shellie Ann Nuzum n/k/a Shellie Petek, single, does hereby Convey to Shellie Petek, Trustee of the Shellie Petek Revocable Trust the following described real estate in Madison County, Iowa:

The South Half (S½) of Lots Five (5) and Six (6) in Block Four (4) of West Addition to the Town 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).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant 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.

Dated: 10-25-24

Shellie Petek
Shellie Ann Nuzum n/k/a Shellie Petek, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/25/2024 by Shellie Ann Nuzum n/k/a Shellie Petek.



Signature of Notary Public