



Document 2024 3037

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Rev Transfer Tax \$511.20
Rev Stamp# 428

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 320,000

This instrument prepared by:

ANDI K. DYAR, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266; Phone # (515) 278-2226

Return document to and mail tax statements to:

JOHN AND RACHEL ANDERSON, 801 N 11TH AVE CIRCLE., WINTERSSET, IA 50273

FB156986

P2404156

TRUSTEE'S WARRANTY DEED

Legal: Lot Eight (8) of GLENWOOD PLAT 1, an Addition to the City of Winterset, Madison County, Iowa

Address: 801 N 11th Ave Circle, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Daniel Arthur Lancelotti, as Trustee of the 80111 North Ave Trust, dated April 7, 2023, hereby conveys the above-described real estate to John Anderson and Rachel Anderson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 Iowa)
)
COUNTY OF Polk)

SS:

On this 10th day of December, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared **Daniel Arthur Lancelotti, as Trustee of the 80111 North Ave Trust, dated April 7, 2023**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.

Emily Campos
Notary Public in and for said State)

Dated: December 10, 2024

Daniel Arthur Lancelotti
Daniel Arthur Lancelotti, as Trustee of the 80111 North Ave. Trust, dated April 7, 2023

