



Document 2024 747

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Space above for recording data

Prepared By: Joseph B. Wallace, Att'y at Law, 409 Duff, Ames, IA 50010 515-232-2501

Return Document To: Julie Anderson, 1407 N. 7th Ave, Winterset, IA 50273

Send Tax Statements To: Julie Anderson, 1407 N. 7th Ave, Winterset, IA 50273

WARRANTY DEED

KNOW ALL PERSONS THAT BY THIS INSTRUMENT: **Julie Anderson**, an unmarried woman CONVEY(S) to: **Julie Anderson, as Trustee of the Anderson Family Revocable Trust Established March 29, 2024**, the following described real estate in Madison County, Iowa:

Lot 6A of North Stone Village, Plat No. 6, City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2020 Page 3449 on September 11, 2020, in the Office of the Recorder of Madison County, Iowa.

This deed is without consideration in the formation of a revocable grantor trust and is therefore exempt under §428A.2(21)

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

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.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall

be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Julie Anderson
Julie Anderson

04 Apr 2024
Date

STATE OF IOWA, COUNTY OF POLK) SS.

This record was acknowledged before me on April 4, 2024, by Julie Anderson.

Joseph B. Wallace
Notary Public in and for said State and County

