

BK: 2025 PG: 1010  
Recorded: 4/29/2025 at 11:42:46.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This instrument prepared by:

R. Charles Bottenberg, 6701 Westown Pkwy. Ste. 100, West Des Moines, IA 50266 (515) 274-1450

Taxpayer: Larry W. Phillips and Debra J. Mitchell, 31637 Napa Valley Drive, Waukee, IA 50263

Return Document To: R. Charles Bottenberg, 6701 Westown Pkwy. Ste. 100, West Des Moines, IA 50266

### QUIT CLAIM DEED

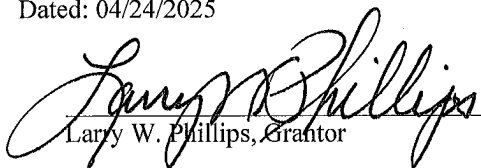
For the consideration of one (1) Dollar and other valuable consideration, **Larry W. Phillips and Debra J. Mitchell**, a married couple, do hereby Quit Claim all of their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa  $\frac{1}{2}$  to **Larry W. Phillips as Trustee of the Larry W. Phillips Trust u/t/a dated April 24, 2025**, and  $\frac{1}{2}$  to **Debra J. Mitchell as Trustee of the Debra J. Mitchell Trust u/t/a dated April 24, 2025**, the Grantee, and to Grantee's successors and assigns.

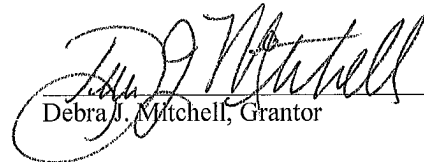
**Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22<sup>nd</sup> interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.**

**This transfer is exempt under Iowa Code 428A.2(21)**

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.

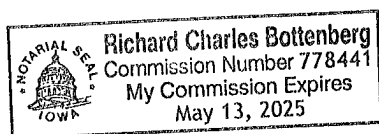
Dated: 04/24/2025


  
Larry W. Phillips, Grantor

  
Debra J. Mitchell, Grantor

STATE OF IOWA                    )  
  )  
COUNTY OF DALLAS            )       SS:

This instrument was acknowledged before me on this 24<sup>th</sup> day of April, 2025 by Larry W. Phillips and Debra J. Mitchell, a married couple.



  
Notary Public in and for said State