



Document 2025 1334

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$343.20 ANNO
Rev Stamp# 184 DOV# 180 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 215,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Kylee M. Tindle and Justin Ray Tindle, Co-Trustees of the Kylee M. Tindle Trust under Trust Agreement dated July 9, 2019, 512 W. Jefferson Street, Winterset, IA 50273;

and,

Justin Ray Tindle and Kylee M. Tindle, Co-Trustees of the Justin Ray Tindle Trust under Trust Agreement dated July 9, 2019, 512 W. Jefferson Street, Winterset, IA 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



WARRANTY DEED

For the consideration of -----Two Hundred Fifteen Thousand----- Dollar(s) and other valuable consideration, Linda Erickson, a Single Person; and, Andrea Finck and Chris Finck, a Married Couple, do hereby Convey to Kylee M. Tindle and Justin Ray Tindle as Co-Trustees of the Kylee M. Tindle Trust under Trust Agreement dated July 9, 2019, as to a one-half interest; and, Justin Ray Tindle and Kylee M. Tindle as Co-Trustees of the Justin Ray Tindle Trust under Trust Agreement dated July 9, 2019, as to a one-half interest, the following described real estate in Madison County, Iowa:

Lot One (1) of Arbor Park, Plat One (1), an 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.

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: May 30, 2025 .

Linda Erickson

Linda Erickson, Grantor

Andrea Finck

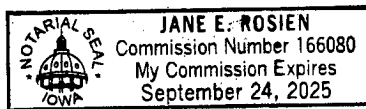
Andrea Finck, Grantor

Chris Finck

Chris Finck, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 30th, 2025 by Linda Erickson, Andrea Finck and Chris Finck.



Jane E. Rosien

Signature of Notary Public