



Document 2025 1516

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Date 6/16/2025 Time 1:21:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$447.20

Rev Stamp# 211 DOV# 206

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$280,000<sup>00</sup>

**WARRANTY DEED JOINT TENANCY**

**Recorder's Cover Sheet**

00m163065

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

<sup>1</sup>  
**Taxpayer Information:** Jessica A. Amelia and Michael J. Amelia, 217 E. Jefferson, Winterset, IA 50273

<sup>2</sup>  
**Return Document To:** Jessica A. Amelia and Michael J. Amelia, 217 E. Jefferson, Winterset, IA 50273

**Grantors:** Gabriel Vredenburg and Trinity A. Frank n/k/a Trinity Anne Vredenburg

**Grantees:** Jessica A. Amelia and Michael J. Amelia

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty Thousand Dollar(s) and other valuable consideration, Gabriel Vredenburg and Trinity A. Frank n/k/a Trinity Ann Vredenburg, husband and wife, do hereby Convey to Jessica A. Amelia and Michael J. Amelia, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block Thirteen (13) of the Original 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.

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.

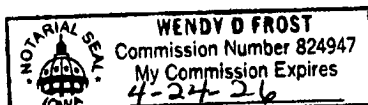
Dated: 06/10/2025

Gabriel Vredenburg, Grantor

Trinity A. Frank n/k/a Trinity Ann Vredenburg,  
Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 10, 2025 by  
Gabriel Vredenburg and Trinity A. Frank n/k/a Trinity Ann Vredenburg.



Wendy D. Frost  
Signature of Notary Public