

BK: 2025 PG: 1586
Recorded: 6/23/2025 at 10:12:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6022SUM)
Return To: Steven Hall and Rebecca Golden, 1303 North 7th Street, Winterset, IA 50273
Taxpayer Information: Steven Hall and Rebecca Golden, 1303 North 7th Street, Winterset, IA 50273

**TRUSTEE WARRANTY DEED
(Inter Vivos Trust)**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cherry N. Rehbein, as Trustee of the Cherry N. Rehbein Revocable Trust**, does hereby convey to **Steven Hall and Rebecca Golden**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Ten (10) of Helen McCall Huntoon Addition, Plat No. 3 to the City of Winterset, Madison County, Iowa.

Subject to all easements, covenants and restrictions of record.

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.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

For Declaration of Value and Revenue Stamps, see Trustee Warranty Deed filed in Book 2025
Page 1583 of the Madison County records.

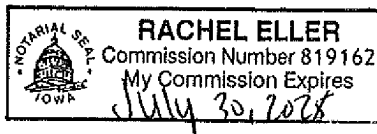
Dated: 6-19-25

Cherry N. Rehbein Revocable Trust

Cherry N. Rehbein
Cherry N. Rehbein, Trustee

STATE OF IOWA)
) ss:
COUNTY OF Madison

This record was acknowledged before me this 19th day of June 2025,
by **Cherry N. Rehbein, as Trustee of the Cherry N. Rehbein Revocable Trust.**



Rachel Eller
Notary Public in and for said State