

BK: 2025 PG: 1821
Recorded: 7/16/2025 at 2:09:39.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jeffrey M. Lamberti, 210 NE Delaware Ave Ste 200, Ankeny, IA 50021, Tel: 515-964-8777

Taxpayer Information: Linda McCoid, 311 North Street W, Winterset, IA 50115

Return Document To: Linda McCoid, 311 North Street W, Winterset, IA 50115

Grantors: Dale A. Wambold, Trustee of the Gwendolyn J. Wambold Revocable Trust dated August 25, 2005

Grantees: Linda McCoid

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dale A. Wambold, Trustee of the Gwendolyn J. Wambold Revocable Trust dated August 25, 2005, does hereby Convey to Linda McCoid, a single person, the following described real estate in Madison County, Iowa:

Lot "C" of the North Street Townhouse Association Regime in Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, AND an undivided interest in the common areas and facilities thereof, as provided in the Townhouse Declaration filed in Book 2001, Page 2018 on May 18, 2021 in the Office of the Recorder of Madison County, Iowa (and any supplements and amendments thereto).

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.

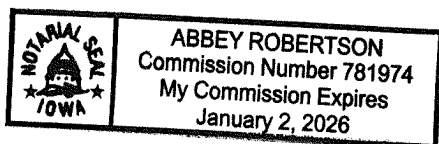
Dated: July 14 2025

Gwendolyn J. Wambold Revocable Trust dated
August 25, 2005

By Dale A. Wambold, TRUSTEE
Dale A. Wambold, as Trustee

STATE OF IOWA, COUNTY OF Dallas :

This record was acknowledged before me on July 14, 2025, by Dale A. Wambold as Trustee of the Gwendolyn J. Wambold Revocable Trust dated August 25, 2005.



Abbey Robertson
Signature of Notary Public