

\$615,000.00

BK: 2025 PG: 911
Recorded: 4/17/2025 at 8:25:28.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$983.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (185RC)

Return To: Jeremy Gaumer and Paige Gaumer/ 2623 Timber Ln, SAINT CHARLES, IA 50240

Taxpayer Information: Jeremy Gaumer and Paige Gaumer/ 2623 Timber Ln, SAINT CHARLES, IA 50240

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **David E. Nitzel and Diane M. Nitzel Trustees of the David and Diane Nitzel Joint Revocable Trust** dated July 16, 2020 does hereby convey to **Jeremy Gaumer and Paige Gaumer, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT therefrom a parcel described as commencing 108.6 feet East of the Southwest Corner and on the South line thereof, thence North 3°57' East, 389.9 feet, thence South 89°49' East, 299.9 feet, thence South 7°51' West, 391.7 feet to the South line thereof, thence West 273.3 feet to the point of beginning and containing 2.5565 acres including 0.2917 of an acre of county road right-of-way; AND EXCEPT Parcel "F" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-nine (29), containing 18.04 acres of land including 0.47 acres of county road right of way, as shown in Plat of Survey filed in Book 2003, Page 5279 on September 4, 2003, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 3-24-2025

David and Diane Nitzel Joint Revocable Trust

By: [Signature]
David E. Nitzel, Trustee

By: [Signature]
Diane M. Nitzel, Trustee

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on March 24, 2025, by David E. Nitzel and Diane M. Nitzel Trustees of the David and Diane Nitzel Joint Revocable Trust dated July 16, 2020.

[Signature]
Notary Public in and for said State

