Document 2026 3388

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Date 11/13/2026 Time 3:01:09PM
Rec Amt $22.00 Aud Amt $5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Quit Claim Deed
Title of Document (on/above line)

PREPARER INFORMATION:
(name, address, phone number)
Angela McLaren
2236 Hollinwell Valley Ct
Winterset, IA 50273
515-208-6434

TAXPAYER INFORMATION:
(name and mailing address)
Nathaniel M McLaren and
Angela m mclaren
2236 Hollinwell Valley Ct
Winterset, IA 50273

RETURN DOCUMENT TO:
(name and mailing address)
Same

GRANTOR:
(name)

GRANTEE:
(name)

After Recording, Return and Mail Tax Statements To:
NATHANIEL M. MCLAREN and
ANGELA M. MCLAREN
2236 Holliwell Valley Court
Winterset, IA 50273

QUITCLAIM DEED

The undersigned Grantors declare that this conveyance transfers the interest of Grantors, as co-Trustees of a revocable living trust, to the Grantees, who are the trustors of that trust, for zero ("0") consideration.

This transaction is exempt from the Real Estate Transfer Tax pursuant to Iowa Code §428A.2(21).

NATHANIEL MCLAREN and ANGELA MCLAREN, as co-Trustees of THE MCLAREN LIVING TRUST, U/A dated June 10, 2025, the GRANTORS,

Whose mailing address is 2236 Holliwell Valley Court, Winterset, IA 50273;

hereby convey and quitclaim to

NATHANIEL M. MCLAREN and ANGELA M. MCLAREN, husband and wife, the GRANTEES,

Whose mailing address is 2236 Holliwell Valley Court, Winterset, IA 50273;

and to Grantees' successors and assigns, all of THE FOLLOWING described real properties located in the County of Madison, State of **IA**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 2236 Holliwell Valley Court, Winterset, IA.

Assessor's Parcel Number: 520100520121000

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

November 13, 2026

NATHANIEL MCLAREN, Co-Trustee of THE MCLAREN LIVING TRUST

ANGELA MCLAREN, Co-Trustee of THE MCLAREN LIVING TRUST

STATE OF IOWA

COUNTY OF Madison) ss.

On this 13th day of Nov., 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared NATHANIEL MCLAREN and ANGELA MCLAREN, as co-Trustees of THE MCLAREN LIVING TRUST, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

My commission expires: 1-29-29

EXHIBIT A

Lot Twelve (12) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

And

Lot Fourteen (14) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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.

and more commonly known as 2236 Holliwell Valley Court, Winterset, IA 50273.

TAX PARCEL NUMBER: 520100520121000