



Document 2020 2309

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 238

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Return To: Paul F. Cain and Kelly J. Cain, 1578 McBride Road, Van Meter, IA 50261

Taxpayer: Paul F. Cain and Kelly J. Cain, 1578 McBride Road, Van Meter, IA 50261

Preparer: Jerrold B. Oliver, 101 1/12 W. Jefferson, PO Box 230, Winterset, IA 50273

WARRANTY DEED - JOINT TENANCY

For the consideration of \$80,000.00 Dollar(s) and other valuable consideration, Wayne E. Newkirk and Mary Beth Newkirk, as Trustees of the Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013 do hereby Convey to Paul F. Cain and Kelly J. Cain, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

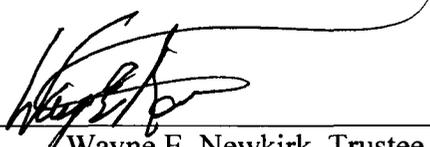
Parcel "A" located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 16, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat Book 3, Page 656 of the Recorder's Office of Madison County, Iowa, except Auditor's Parcel "C" located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16, as shown in Book 2010, Page 1230, of the Madison County Recorder's Office, recorded June 2, 2010.

This Deed is given in satisfaction of a Real Estate Contract recorded in Book 2010, Page 92 of the Recorder's Office of Madison County, Iowa. The original Seller of said Real Estate Contract was Wayne E. Newkirk, Trustee of the Wayne E. Newkirk Revocable Trust dated August 22, 2002. The above described real estate has been conveyed to Wayne E. Newkirk and Mary Beth Newkirk as Trustees of the Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013.

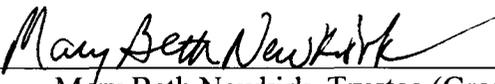
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: April 23, 2020.



Wayne E. Newkirk, Trustee (Grantor)



Mary Beth Newkirk, Trustee (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 23, 2020, by Wayne E. Newkirk and Mary Beth Newkirk, as Trustees of the Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013.



Signature of Notary Public

