



Document 2022 795

Book 2022 Page 795 Type 03 001 Pages 4

Date 3/18/2022 Time 10:44:46AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 84

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$200,000

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

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

✓ **Return Document To:** Paul F. Cain and Kelly Jo Cain, 1578 McBride Road, Van Meter, IA 50261

**Grantors:** Wayne E. Newkirk and Mary Beth Newkirk, Trustees of the Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013

**Grantees:** Paul F. Cain and Kelly Jo Cain

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Wayne E. Newkirk and Mary Beth Newkirk, Trustees of the Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013, does hereby Convey to Paul F. Cain and Kelly Jo Cain, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See description attached.

This Deed is given in satisfaction of a Real Estate Contract recorded in Book 2015, Page 683 of the Recorder's Office of Madison County, Iowa, which Contract was amended by an Amendment to Real Estate Contract recorded in Book 2015, Page 1746 of the Recorder's Office of Madison County, Iowa.

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: 3-18-22.

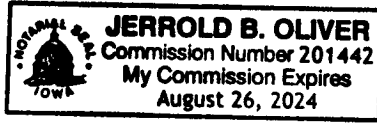
Wayne and Mary Beth Newkirk Revocable Trust  
dated December 20, 2013

By Wayne E. Newkirk  
Wayne E. Newkirk, as Trustee

By Mary Beth Newkirk  
Mary Beth Newkirk, as Trustee

STATE OF IOWA, COUNTY OF MADISON

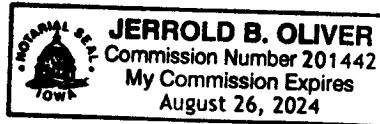
This record was acknowledged before me on March 18, 2022,  
by Wayne E. Newkirk, Trustee of the above-entitled trust.



Jerrold B. Oliver  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 18, 2022,  
by Mary Beth Newkirk, Trustee of the above-entitled trust.



Jerrold B. Oliver  
Signature of Notary Public

**NEWKIRK to CAIN  
LEGAL DESCRIPTION**

Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 51.62 acres, as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** all that part of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-one (21) lying South of the North Bank of Cedar Creek and except all that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-one (21) lying South and West of the North and East Bank of Cedar Creek, that lies therein; **AND** the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-one (21), **EXCEPT** all that part thereof that lies within Parcels "A", "B" and "C" as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** all that part thereof that lies within Lot One (1) of Wyndmere Estates Plat 1, as shown in Plat of Survey recorded in Book 2006, Page 241 on January 17, 2006, in the Office of the Recorder of Madison County, Iowa.