



Document 2010 1432

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Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



# TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515) 223-6000

**Taxpayer Information:** (Name and complete address)

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

**Return Document To:** (Name and complete address)

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

**Grantors:**

Wayne E. Newkirk Revocable Trust  
Dated Augsut 22, 2002

**Grantees:**

Paul F. Cain  
Kelly J. Cain

**Legal description:** See Page 2

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



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One (\$1.00  
Dollar(s) and other valuable consideration,

(Trustee) (Co-Trustees) of Wayne E. Newkirk Revocable Trust dated August 22, 2002

does 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:  
Auditor's Parcel C, located in the Northwest Quarter of the Northeast Quarter of Section 16,  
Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Book  
2010, Page 1230, of the Madison County Recorder's Office, recorded June 2, 2010.

This Deed is given in PARTIAL fulfillment of a Real Estate Contract dated January 12, 2010, filed  
January 13, 2010, in Book 2010, Page 92, of the Madison County Recorder's Office. The warranties  
of title provided under this Deed extend only to the date of said Contract.

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 this 23<sup>rd</sup> day of June, 2010.

Wayne E. Newkirk Revocable  
Trust dated August 22, 2002

By: \_\_\_\_\_ (title)

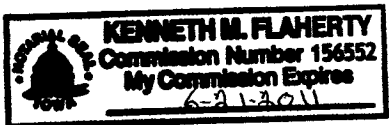
Wayne E. Newkirk

By: \_\_\_\_\_ (title)

As (Trustee) (Co-Trustee) of  
the above-entitled trust

As (Trustee) (Co-Trustee) of  
the above-entitled trust

STATE OF IOWA, COUNTY OF Dallas  
This instrument was acknowledged before me on June 23, 2010  
by Wayne E. Newkirk  
as Trustee  
of Wayne E. Newkirk Revocable Trust dated August 22, 2002



Kenneth M. Flaherty  
\_\_\_\_\_, Notary Public