



Document 2011 737

Book 2011 Page 737 Type 03 001 Pages 2
Date 3/21/2011 Time 1:32 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$172.00
Rev Stamp# 75 DOV# 82

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street • Suite 105, West Des Moines, Iowa 50266-5924

Mail tax statements to:

GALE J. STARR, 813 - 6th Circle, Winterset, Iowa 50273

File # 10030086 CO (rfb)

\$ 107,900

WARRANTY DEED AND AFFIDAVIT OF TRUSTEE

Legal:

$\frac{2}{2}$ ZP

Parcel 12B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 2008, Page 155 in the Office of the Recorder of Madison County, Iowa; and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses, as shown in the Declaration of Covenants, Conditions, and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa



Address: 813 - 6th Circle, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sharon E. Reynolds, as Trustee of the Ethyle Marie Cummins Revocable Trust dated November 23, 1995,** does hereby convey unto **Gale J. Starr, a single person,** the above-described real estate.

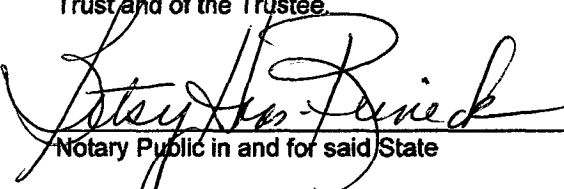
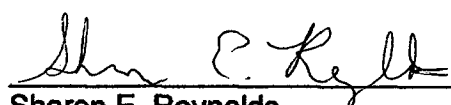
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record November 30, 2010, in Book 2010, Page 3008, of the Madison County, Iowa, Recorder's Office.
2. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
3. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
4. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
5. The grantor of the Trust died on December 1, 2007.
6. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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.

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| <p>STATE OF IOWA) COUNTY OF <u>Wack</u>) SS:</p> <p>On this <u>16</u> day of <u>March</u>, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared Sharon E. Reynolds, as Trustee of the Ethyle Marie Cummins Revocable Trust dated November 23, 1995, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p> Notary Public in and for said State</p> | <p>Dated: <u>3/16</u>, 2011</p> <p> Sharon E. Reynolds As Trustee of the Ethyle Marie Cummins Revocable Trust dated November 23, 1995</p> |
| <p>BETSY HAAS-REINECK Notarial Seal - IOWA Commission No. 165434 My Commission Expires <u>June 17, 2013</u> ABENDROTH AND RUSSELL LAW FIRM</p> | |