



Document 2011 3358

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$279.20
Rev Stamp# 361 DOV# 380

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 document to and mail tax statements to:
RONALD L. LUST, 3169 Valleyview Avenue, Truro, Iowa 50257 File # 11030206 CO (rfb)

175,000.00

WARRANTY DEED AND AFFIDAVIT OF TRUSTEE

Legal: Parcel "A", located in the East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section 21, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 211 on April 14, 1998 in the Office of the Recorder of Madison County, Iowa



Address: 3169 Valleyview Avenue, Truro, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Vickie J. Schreck, as Trustee of the Vickie Schreck Family Trust dated August 19, 2008**, does hereby convey unto **Ronald L. Lust, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.

1/3

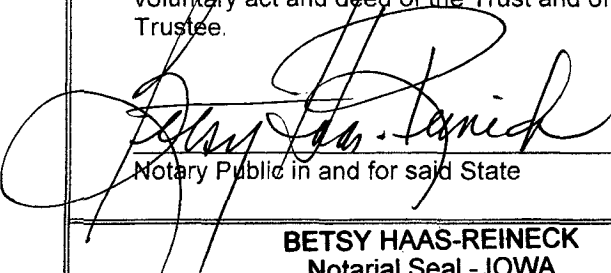
The Grantor further swears or affirms as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record September 11, 2008, in Book **2008**, Page **2746**, 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 is alive.
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.

STATE OF IOWA)
COUNTY OF Polk) SS:

On this 12 day of December, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared **Vickie J. Schreck**, as Trustee of the **Vickie Schreck Family Trust dated August 19, 2008**, 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.


Notary Public in and for said State

Dated: 12/12/11, 2011

Vickie J. Schreck
As Trustee of the Vickie Schreck Family
Trust dated August 19, 2008

Vickie J. Schreck
As Trustee of the Vickie Schreck Family
Trust dated August 19, 2008

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 16, 2013

ABENDROTH AND RUSSELL LAW FIRM