



Document 2012 2585

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 267 DOV# 291

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$200,000

Preparer Information: (name, address and phone number)

James E. McCarthy
Parker Simons McNeill PLC
5400 University Ave
West Des Moines IA 50266
Phone 515-226-6123

Taxpayer Information: (name and complete address)

Kelly R. and Amanda L. Flinn
3332 105th Street
Cumming IA 50061

Return Document To: (name and complete address)

James E. McCarthy
Parker Simons McNeill PLC
5400 University Ave
West Des Moines IA 50266

Grantor:

Quentin O. Pyle Trust

Grantees:

Kelly R. and Amanda L. Flinn, husband and wife

Legal Description: See page 2

Document or instrument number of previously recorded documents: Book 141, Page 105

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Preparer Information and Return to: James E. McCarthy, 5400 University Ave, West Des Moines IA 50266; Ph # 515-226-6123
Send Tax Statement to: Kelly R. and Amanda L. Flinn, 3332 105th Street, Cumming IA 50061

TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Jack L. Harris, Sr. as successor Trustee of the QUENTIN O. PYLE REVOCABLE TRUST dated June 30, 1997 hereby conveys to KELLY R. AND AMANDA L. FLINN, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record, if any.



The Grantor hereby covenants with Grantees, and successors in interest, that Grantor holds the real estate in Trust 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 Grantee 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 31 day of August, 2012.

The Quentin O. Pyle Trust Dated June 30, 1997

Jack L. Harris, Sr.

Jack L. Harris, Sr., Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF POLK ss: This instrument was acknowledged before me by Jack L. Harris, Sr., as Trustee of the above-entitled Trust on the 31 day of August, 2012.

James E. McCarthy

Notary Public, State of Iowa

