



Document 2014 1769

Book 2014 Page 1769 Type 03 001 Pages 2

Date 7/23/2014 Time 12:38 PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

6 ✓ Prepared by/Return to: Martin R. Anderson, attorney at law, 4731 74th Street, Urbandale, IA 50322
Telephone: 515-314-1515. Email: MRAatLaw@aol.com
Mail Tax Statements: WAYNE E. NEWKIRK and MARY BETH NEWKIRK
1245 S Willow Circle, West Des Moines, IA 50266-3806

WARRANTY DEED

For the consideration of One and No/100 Dollars (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, WAYNE E. NEWKIRK and MARY BETH NEWKIRK, husband and wife, as **GRANTOR**, hereby grant, convey and transfer unto WAYNE E. NEWKIRK and MARY BETH NEWKIRK, as Trustees, of the WAYNE AND MARY BETH NEWKIRK REVOCABLE TRUST, DATED DECEMBER 20, 2013, as **GRANTEE**, all of GRANTOR'S rights, title and interest in the following described real estate, including after-acquired title, in Madison County, Iowa:

The Northeast Quarter of the Southwest Quarter (NE¼ SW¼), except Lot 1 of Wyndmere Estates and except Parcel A, all in Secction 21, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.

DEED EXEMPT FROM IOWA TRANSFER TAX, EXEMPTION 21.

Covenants and Warrants. Grantor does hereby covenant with Grantee, and Grantee's successors in interest, that Grantor holds the real estate by title in fee simple; that Grantee 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.

Relinquishment of Dower; Words and Phrases. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including the ACKNOWLEDGMENT hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this ____ day of July, 2014.

Wayne E. Newkirk
WAYNE E. NEWKIRK, GRANTOR

Mary Beth Newkirk
MARY BETH NEWKIRK, GRANTOR

STATE OF IOWA)
) SS.
COUNTY OF DALLAS)

THIS IS TO CERTIFY that on the ____ day of July, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared WAYNE E. NEWKIRK and MARY BETH NEWKIRK, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein mentioned.

Martin R. Anderson
Martin R. Anderson
Notary Public in and for Iowa
Commission No. 755075
Commission Expires 10-10-2014

