



Document 2014 2772

Book 2014 Page 2772 Type 03 001 Pages 2
Date 11/04/2014 Time 1:02 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$88.80
Rev Stamp# 394 DOV# 423
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

After recording please return to preparer:

Name Investors Trust LC
Address 161 East Mallard Drive, Suite 100
City and State Boise, Idaho 83706

Until a change is requested, send tax statements to: NO CHANGE

\$55,750

THIS SPACE PROVIDED FOR RECORDER'S USE

**WARRANTY DEED
and
SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT**

Reference numbers of related documents:

2009 1452, Book 2009, Page 1452

Grantor(s):

EDNA LORRAINE POWELL, *a single person,*
whose address is C/O Kathleen Stine, 1328 West Jefferson, Winterset, Iowa, 50273, hereinafter "Grantor",

Grantee(s):

INVESTORS TRUST LC, an Idaho Limited Liability Company,
whose address is 161 East Mallard Drive, Suite 100, Boise, Idaho, 83706, it's successors and assigns, hereinafter
"Grantee",

Legal Description:

**Lot Eight (8) in Block Ten (10) of Pitzer and Knight's Addition to the Town of Winterset, Madison
County, Iowa.**



Assessor's Property Tax Parcel Account Number(s):

820000510080000

Grantor CONVEYS and WARRANTS to Grantee the following above described real property, hereinafter
"Property", situated in Madison County, State of Iowa, free of all encumbrances except for the contract of sale
described below.

Grantor does hereby ASSIGN, TRANSFER, ENDORSE, WARRANT and SET OVER to Grantee, all of the
Grantor's right, title and interest in and to that certain Real Estate Contract dated May 8, 2009, by and between
EDNA LORRAINE POWELL, as the Seller, and KATHY JO PHELPS, as the Buyer; recorded May 11, 2009, as
Document Number 2009 1452, Book 2009, Page 1452, in the records of Madison County, State of Iowa, herein
"Contract", for the sale and purchase of the Property and any monies due or to become due therein.

The true consideration for this conveyance includes other property or value given as part of the consideration.

Dated this 28th day of October, in the year of 2014.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN EXHIBIT "A" THAT
IS IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON(S) ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY, COUNTY OR STATE PLANNING DEPARTMENT
TO VERIFY APPROVED USES.

GRANTOR:

EDNA LORRAINE POWELL

Marcia Ann Meador

BY: MARCIA ANN MEADOR, Power Of Attorney

GRANTEE:

INVESTORS TRUST LC,
an Idaho Limited Liability Company
By: INVESTORS FINANCIAL CORPORATION,
an Idaho Corporation, Managing Member

S. R. Taylor

By:

S. R. TAYLOR,
President and Chief Operating Officer

STATE OF Iowa)
County of Madison) ss.

STATE OF IDAHO)
County of Ada) ss.

On this 3rd day of November, in the year 2014, before me, a Notary Public in and for said State, personally appeared EDNA LORRAINE POWELL, BY: MARCIA ANN MEADOR, Power Of Attorney, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same.

On this 28th day of October, in the year 2014, before me, a Notary Public in and for said State, personally appeared S. R. TAYLOR, known or identified to me to be the President and Chief Operating Officer of INVESTORS FINANCIAL CORPORATION, an Idaho corporation, the corporation that executed the above instrument as the Managing Member of INVESTORS TRUST LC, an Idaho Limited Liability Company, and acknowledged to me that such corporation executed the same on behalf of such membership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Print Name Mark L. Smith
Notary Public for Iowa
Residing at P.O. Box 230, Winterset, IA 50273
My commission expires: 5/10/15

Marilyn G. Thorndyke
Print Name Marilyn G. Thorndyke
Notary Public for IDAHO
Residing at Boise, Idaho
My commission expires: April 16, 2016

