



Document 2015 678

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$927.20

Rev Stamp# 66 DOV# 73

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

\$580,000.00

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Paul Cain and Kelly Cain, 1578 McBride Road, Van Meter, IA 50261

✓ **Return Document To:** (Name and complete address)

Paul Cain and Kelly Cain, 1578 McBride Road, Van Meter, IA 50261

Grantors:

Wayne E. Newkirk

Mary Beth Newkirk

Grantees:

Paul F. Cain

Kelly Jo Cain

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$580,000.00 Dollar(s)
and other valuable consideration, Wayne E. Newkirk and Mary Beth Newkirk

~~(Trustee)~~ (Co-Trustees) of Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013

does hereby convey to Paul F. Cain and Kelly Jo Cain, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following

described real estate in Madison County, Iowa: The East Half (1/2) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the North 417 feet thereof, AND EXCEPT that part of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16) conveyed for road purposes in Warranty Deed filed in Deed Record 95, Page 491, on March 20, 1967 in the Office of the Recorder of Madison County, Iowa.

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

Dated this 11 day of March, 2015.

Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013

By: _____
(title)

Wayne E. Newkirk

By: _____
(title)

Mary Beth Newkirk
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

STATE OF South Carolina COUNTY OF Beaufort

This record was acknowledged before me this 11 day of March, 2015,

by Wayne E. Newkirk and Mary Beth Newkirk

Signature of Notary Public

Jonathan Z. Betts
Notary Public, Beaufort County, SC
Commission Expires: Sept. 4, 2024

