



Document 2015 2484

Book 2015 Page 2484 Type 03 001 Pages 2

Date 8/27/2015 Time 1:34:01PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$200.80

Rev Stamp# 304 DOV# 321

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

\$126,000

**Preparer Information:** (Name, address and phone number)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, Phone: (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Noah B. Hunter and Sandra A. Hunter, 105 E. First St., Earlham IA 50072

$\frac{2}{4}$

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

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072

**Grantors:**

Sharon K. Capps, Trustee

**Grantees:**

Noah B. Hunter  
Sandra A. Hunter

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED  
(Inter Vivos Trust)**

For the consideration of 126,000.00 Dollar(s)  
and other valuable consideration, Sharon K. Capps

(Trustee) ~~(Co-Trustees)~~ of Reynolds Family Revocable Trust dated December 22, 1998

does hereby convey to Noah B. Hunter and Sandra A. Hunter, a married couple, as joint tenants  
with full rights of survivorship and not as tenants in common the following  
described real estate in Madison County, Iowa: Lot Four (4) in Block Six (6) of  
Academy Addition to the Town of Earlham in 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.

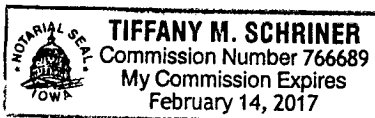
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 11<sup>th</sup> day of August, 2015.

Reynolds Family Revocable Trust dated December 22, 1998

Sharon K Capps, Trustee  
Sharon K. Capps, as trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF Madison  
This record was acknowledged before me this 11<sup>th</sup> day of August, 2015,  
by Sharon K. Capps, as trustee of the above-entitled trust



TMSchriener  
Signature of Notary Public