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Fee Amount: \$17.00 Rev Stamp# 332

Revenue Tax: \$951.20

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4625

Return to:

Adam Oser and Charise Russell-Oser, 2393 Walnut Trl., Saint Charles, IA 50240

Mail tax statements to:

Adam Oser and Charise Russell-Oser, 2393 Walnut Trl., Saint Charles, IA 50240

Order No.: MES-61136/JC

WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

Legal: The North Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jeffrey C. Flagg and Cynthia A. Flagg, as Trustees of the Cynthia A. Flagg Trust, utd 5/26/1993**, do hereby convey unto **Adam Oser and Charise Russell-Oser, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

ABENDROTH & RUSSELL, P.C.

The Grantors further warrant as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record August 29, 2013, in Book 2013, Page 2559, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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

Cynthia A. Flagg Trust, utd 5/26/1993

BY: Jeffrey G. Flagg
Trustee

BY: Cynthia A. Flagg
Trustee

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 09-03-2015 by Jeffrey G. Flagg as Trustee and Cynthia A. Flagg as Trustee of the Cynthia A. Flagg Trust, utd 5/26/1993.



Jill A. Olofson
Notary Public in and for said State