



Document 2015 2799

Book 2015 Page 2799 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

E ✓ After recording please return to preparer:

Name: Investors Financial Limited Partnership
Attn: Sandy Creek
Address: 161 E. Mallard Drive, Suite 100
City and State: Boise, Idaho, 83706
Phone: 800-851-4648

Until a change is requested, send tax statements to:

Name: Kathy Jo Phelps
Address: 620 North 5th Street
City and State: Winterset, IA 50273

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):
INVESTORS TRUST LC, an Idaho Limited Liability Company,
whose address is 161 East Mallard Drive, Suite 100, Boise, Idaho, 83706, hereinafter "Grantor",

Grantee(s):
INVESTORS FINANCIAL LIMITED PARTNERSHIP, an Idaho Limited Partnership,
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.

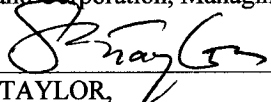
Grantor does hereby ASSIGN, TRANSFER, ENDORSE, WARRANT and SET OVER to Grantee, all of the Grantor's right, title and interest in and to that certain Real Estate Contract dated May 8, 2009, by and between EDNA LORRAINE POWELL, as the Seller, and KATHY JO PHELPS, as the Buyer; recorded May 11, 2009, as 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.

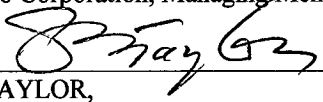
Which said Contract was assigned by a Warranty Deed and Seller's Assignment of Real Estate Contract dated October 28, 2014, by and between EDNA LORRAINE POWELL, a single person, as Grantor, to INVESTORS TRUST LC, An Idaho Limited Liability Company, as Grantee, recorded November 4, 2014, as Document Number 2014 2772, Book 2014, Page 2772, in the records of Madison County, State of Iowa.

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

Dated this 1st day of September, in the year of 2015.

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:
INVESTORS TRUST LC,
an Idaho Limited Liability Company
By: INVESTORS FINANCIAL CORPORATION,
an Idaho Corporation, Managing Member
By: 
S. R. TAYLOR,
President and Chief Operating Officer

GRANTEE:
INVESTORS FINANCIAL LIMITED PARTNERSHIP,
an Idaho Limited Partnership
By: INVESTORS FINANCIAL CORPORATION,
an Idaho Corporation, Managing Member
By: 
S. R. TAYLOR,
President and Chief Operating Officer

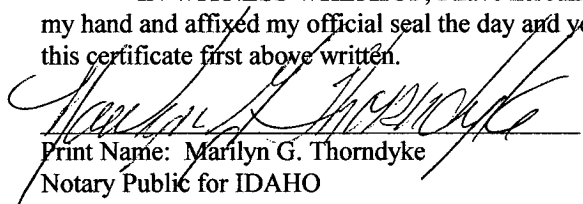
STATE OF IDAHO)
) ss.
County of Ada)

STATE OF IDAHO)
) ss.
County of Ada)

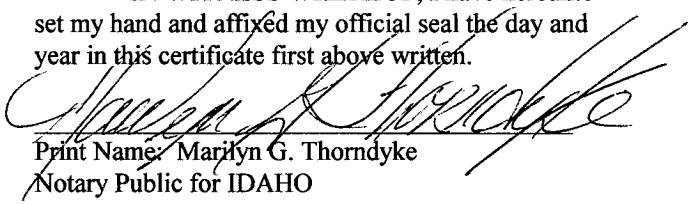
On this 1st day of September, in the year 2015, before me, a Notary Public in and for said State, personally appeared S. R. TAYLOR, known or identified to me to be the President and Chief Operating Officer of INVESTORS FINANCIAL CORPORATION, an Idaho corporation, the corporation that executed the above 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.

On this 1st day of September, in the year 2015, 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 General Partner of INVESTORS FINANCIAL LIMITED PARTNERSHIP, an Idaho Limited Partnership, 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.


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

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

