



Document 2015 3109

Book 2015 Page 3109 Type 03 001 Pages 3

Date 10/23/2015 Time 10:42:38AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$560.80

Rev Stamp# 396 DOV# 413

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

NWB17883

Phone No.: (515)453-5724

Return to:

Daniel Prymek and Diane Prymek, 1424 Willow Ct, Cumming, IA 50061

Mail tax statements to:

Daniel Prymek and Diane Prymek, 1424 Willow Ct, Cumming, IA 50061

Order No.: MES-61748/CC

$\frac{1}{3}$ \$351,000

WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

Legal: Lot Seven (7) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section twenty-five (25), Township Seventy-seven (77) 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, **Charles E. Howell and Tina L. Howell, as Trustees of the Charles and Tina Howell Joint Revocable Trust dated February 5, 2015**, do hereby convey unto **Daniel Prymek and Diane Prymek, husband and wife, 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.

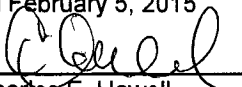
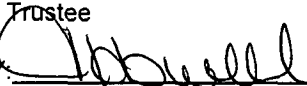
ABENDROTH & RUSSELL, P.C.

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 February 9, 2015, in Book 2015, Page 352, 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.

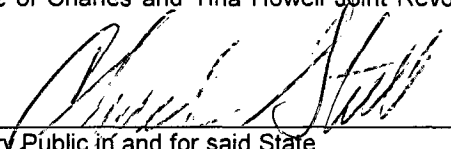
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Charles and Tina Howell Joint Revocable Trust
dated February 5, 2015

BY: 
Charles E. Howell
Trustee
BY: 
Tina L. Howell
Trustee

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on October 14, 2015 by Charles E. Howell as Trustee and Tina L. Howell as Trustee of Charles and Tina Howell Joint Revocable Trust dated February 5, 2015.


Notary Public in and for said State

Signature and title of notarial officer

Place notary stamp or seal here

My commission expires: 11/3/15

