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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$231.20

Rev Stamp# 420 DOV# 434

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

\$145,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2657ESP)

Return To: Gary Allen, 614 West Buchanan, Winterset, Iowa 50273

Taxpayer Information: Gary Allen, 614 West Buchanan, Winterset, Iowa 50273

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Vickie Schreck Family Trust** does hereby convey to **Gary Allen and Shirley Allen, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North 83 ¼ feet of Lot Three (3) in Block Three (3) of Wm. & Alice Busch Suburban Addition to Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 11-4-15

Vickie Schreck Family Trust

By: Vickie Schreck, Trustee
Vickie Schreck, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

On this 4 day of November, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared Vickie Schreck, Trustee of the Vickie Schreck Family Trust, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 17, 2017