



Document 2019 1709

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Rev Transfer Tax \$479.20
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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

\$300,000

Preparer Information: (name, address and phone number)

Michael J. Cunningham, 2830 100th Street, Suite 106, Urbandale, IA 50322, Phone: (515) 278-4200

Taxpayer Information: (name and complete address)

Timothy S. Palmer and Rachell L. Palmer, 3314 Wildrose Avenue, Truro, Iowa 50257

Return Document To: (name and complete address)

Michael J. Cunningham, 2830 100th Street, Suite 106, Urbandale, IA 50322

Grantors:

TruBank f/k/a Community State Bank a/k/a Community Bank

Grantees:

Timothy S. Palmer and Rachell L. Palmer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, TruBank f/k/a Community State Bank a/k/a Community Bank does hereby convey to Timothy S. Palmer and Rachell L. Palmer, 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:

OUT LOTS THREE (3), OUT LOT FOUR (4), AND OUT LOT FIVE (5); ALL IN TOWN OF TRURO, (FORMERLY CALLED EGO) IN MADISON COUNTY, IOWA, AND THE WEST 278 FEET OF ALL THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION FIFTEEN (15), ALL IN TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M. WHICH LIES NORTH OF THE CENTERLINE OF THE RIGHT OF WAY OF THE C.B.&O. RAILROAD COMPANY, EXCEPT A 25 FOOT WIDE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS A 25 FOOT WIDE STRIP CENTERED ON THE FOLLOWING-DESCRIBED CENTERLINE: COMMENCING AT A POINT LOCATED ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION FIFTEEN (15), LOCATED 8.4 FEET SOUTH OF THE SOUTHEAST CORNER OF OUT LOT FIVE (5), TOWN OF TRURO, MADISON COUNTY IOWA, THENCE NORTH 88°55' EAST 278 FEET TO THE EAST LINE OF THE ABOVE-DESCRIBED TRACT.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

Dated: 6/3, 2019

TruBank

By: Keith Welling
Keith Welling, President and CEO

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on June 3, 2019, by Keith Welling, President and CEO of TruBank.

Maggie Dollison
Signature of Notary Public

