



Document 2016 630

Book 2016 Page 630 Type 03 001 Pages 2

Date 3/16/2016 Time 3:28:29PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: 515-453-4781

Return to:

Derreck E. Stratton and Anna M. Stratton, 832 Grand Ave., Ames, IA 50010

Mail tax statements to:

Derreck E. Stratton and Anna M. Stratton, 832 Grand Ave., Ames, IA 50010

Order No.: MES-64154/RG

$\frac{5}{7}$

\$119,900

WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

Legal: Lots 2, 3, 4, 5, and 6 in WYNDMERE ESTATES PLAT 1, a subdivision located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), in the Southeast Quarter of the Northwest quarter (SE 1/4 NW 1/4), and in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 21, Township 76 North, Range 27, 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, **Wayne E. Newkirk and Mary Beth Newkirk, as Trustees of the Wayne and Mary Beth Newkirk Revocable Trust Dated December 20, 2013**, do hereby convey unto **Derreck E. Stratton and Anna M. Stratton, 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.

This is in fulfillment of a contract for sale recorded August 7, 2014 in Book 2014, Page 1953.

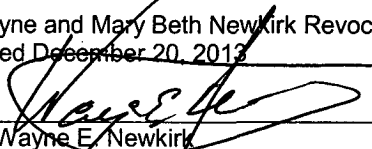
ABENDROTH & RUSSELL, P.C.

The Grantors further warrant as follows:

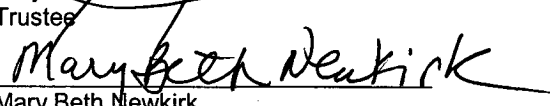
1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record July 15, 2014, in Book 2014, Page 1680, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust 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.

Wayne and Mary Beth Newkirk Revocable Trust
Dated December 20, 2013

BY: 

Wayne E. Newkirk
Trustee

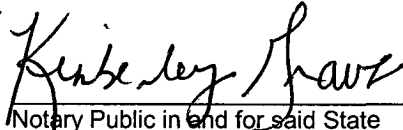
BY: 

Mary Beth Newkirk
Trustee

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

SS:

This instrument was acknowledged before me on March 10, 2016 by Wayne E. Newkirk as Trustee and Mary Beth Newkirk as Trustee of the Wayne and Mary Beth Newkirk Revocable Trust Dated December 20, 2013.


Notary Public in and for said State

