



Document 2019 2561

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$266.40

ANNO

Rev Stamp# 317 DOV# 326

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

21363701

\$167,000

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

1/2

**Taxpayer Information:** (Name and complete address)

Brian E. and Shari D. Hutzell  
355 N.E. Sycamore Avenue  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

CFL Property, LLC

**Grantees:**

Brian E. Hutzell  
Shari D. Hutzell

**Legal description:**

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$167,000.00 and no/100ths----- Dollar(s) and other valuable consideration, CFL PROPERTY, LLC, a(~~X~~) limited liability company organized and existing under the laws of the State of Iowa does hereby Convey to BRIAN E. HUTZELL and SHARI D. HUTZELL, 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:

Lot One (1) and the North Half (1/2) of Lot Two (2) in <sup>Block</sup>~~Block~~ Three (3) of Nicholson 's Addition to the Town of Earlham, Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated on August 16, 2019.

CFL Property, LLC, a(n) Iowa limited liability company

By Jan K. Fletcher Douglas Latham By Scott J. Cutting  
*Jan K. Fletcher* *Douglas Latham* *Scott J. Cutting*

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on August 16, 2019, by Jan K. Fletcher, Douglas Latham, and Scott J. Cutting  
as Members  
of CFL Property, LLC



Tami Rice  
Signature of Notary Public