



Document 2019 2732

Book 2019 Page 2732 Type 03 001 Pages 1

Date 8/30/2019 Time 3:56:51PM

Rec Amt \$7.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$119.20 ANNO

Rev Stamp# 346 DOV# 357 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

WARRANTY DEED



Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: David Larry Hutton and Whitney Lynn Hutton, 301 N. Walnut Street, St. Charles, IA 50240

For the consideration of Seventy-Five Thousand Dollar(s) and other valuable consideration, Sam Hutton and Marylou Hutton, Husband and Wife,

do hereby Convey to David Larry Hutton and Whitney Lynn Hutton, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

MADISON County, Iowa: A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, described as commencing at the Northwest corner of Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 126 feet, thence East 132 feet, thence South 126 feet, thence West 132 feet to the point of beginning, EXCEPT Parcel "W" located therein, containing 7920 square feet as shown in Plat of Survey filed November 26, 2007 in Book 2007, Page 4231; AND Parcel "V" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), containing 7920 square feet, as shown in Plat of Survey filed November 26, 2007 in Book 2007, Page 4231.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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. 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.

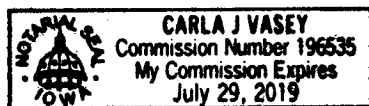
Dated on August 28, 2019

Sam Hutton
Sam Hutton (Grantor)

Marylou Hutton
Marylou Hutton (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 28, 2019, by Sam Hutton and Marylou Hutton



Carla J Vasey
Signature of Notary Public