

BK: 2020 PG: 2412
Recorded: 7/7/2020 at 11:08:21.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$519.20
LISA SMITH RECORDER
Madison County, Iowa



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

Preparer Information: (Name, address and phone number)
Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information: (Name and complete address)
Mitch D. Hutchins and Laura M. Hutchins, 500 W. Carpenter St., St. Charles, IA 50240

Return Document To: (Name and complete address)
Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

Grantors:
LRG Investments, LLC

Grantees:
Mitch D. Hutchins and Laura M. Hutchins

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ---\$324,900.00--- Dollar(s) and other
valuable consideration, LRG Investments, LLC
a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Mitch D. Hutchins and Laura
M. Hutchins, As Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:
Lot Thirty-seven (37) AND the East Half (1/2) Lot Thirty-six (36) of Kephart's Addition to St.
Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa; AND Parcel
"37L" and the East Half (1/2) of Parcel "36L" located in the Southeast 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, containing 0.529 acres and
0.541 acres, respectively, both as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on
January 29, 1998, in the Office of the Recorder of 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.

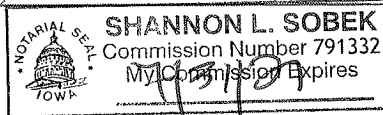
Dated on 7/1/2020

LRG Investments, LLC, a(n) Limited Liability Company

By [Signature] Ryan Gray, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on July 1, 2020, by Ryan Gray
as Manager
of LRG Investments, LLC



[Signature]
Signature of Notary Public