



Document 2020 3132

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas O. Moens, Attorney at Law, Moens Law Offices, Chartered, 1523 52nd Avenue, Moline, IL 61265, Phone: (309) 736-3117

Return to:

Taxpayer Information: (name and complete address)

Genevieve N. Hults, 250 South Railroad Street, Truro, IA 50257

Return Document To: (name and complete address)

Moens Law Offices, Chartered, 1523 52nd Avenue, Moline, IL 61265

Grantors:

Ronald S. Hults and Elizabeth A. Hults

Grantees:

Genevieve N. Hults

Legal Description: See Page 2

This deed is exempt from Transfer Tax pursuant to Iowa Code §428A.2(11).

Document or instrument number of previously recorded documents: Not applicable



Prepared by: Thomas O. Moens, Attorney at Law, Moens Law Offices, Chartered, 1523 52nd Avenue, Moline IL 61265 309-736-3117

www.qcattorney.com

Address Tax Statement: Genevieve N. Hults, 250 South Railroad Street, Truro, IA 50257

Return to: Moens Law Offices, Chartered, 1523 52nd Avenue, Moline IL 61265

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration,
Ronald S. Hults and Elizabeth A. Hults,
each in his and her own right and as husband and wife,

do hereby Convey to

Genevieve N. Hults,

husband and wife, as joint tenants and not as tenants in common with full rights of survivorship,
the following described real estate in Madison County, Iowa:

Commencing at the Southwest corner of Out Lot Six (6) in the Original Town of Truro, (formerly called Ego),
Madison County, Iowa, thence running North along the West Line of Out Lot Six (6) 132 feet, thence East parallel
with the South Line of Out Lot Six (6) 180 feet, thence South parallel to the West Line of Out Lot Six (6) 132 feet to
the South Line of Out Lot Six (6), thence West 180 feet along the South Line of Out Lot Six (6), to the point of
beginning.

Parcel Description: 890000100053000

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 relinquish 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: August 3, 2020

Ronald S. Hults

Elizabeth A. Hults

STATE OF IOWA,)
) ss:
COUNTY OF MADISON,)

On this 3 day of August, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald
S. Hults and Elizabeth A. Hults to me known to be the identical persons named in and who executed the foregoing instrument
and acknowledged that they executed the same as their voluntary act and deed.

Notary Public



This deed is exempt from Transfer Tax pursuant to Iowa Code §428A.2(11).