



Document 2020 3598

Book 2020 Page 3598 Type 03 001 Pages 1

Date 9/23/2020 Time 11:18:52AM

Rec Amt \$7.00 Aud Amt \$10.00

Rev Transfer Tax \$815.20

Rev Stamp# 428 DOV# 420

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

✓ Prepared by: Brandon Nelson, 56 W. Burlington Ave, Suite A, Fairfield, IA 52556 Ph. 641-472-8442
Return to/address tax statement to: 3094 Pheasant Run Trl, Peru, IA 50222

\$ 510,000

Warranty Deed

For \$1 and other valuable consideration, **Richard James Hayden, Jr. and Elizabeth A. Hayden**, husband and wife, hereby convey to **Travis J. Tuttle and Sabrina E. Tuttle**, as joint tenants with rights of survivorship, the following real estate:

All that part of the Northeast Quarter (1/4) of Section Twenty-two (22), lying and being South and East of the Right of Way of the Chicago Great Western Railroad Company and North and East of South Clanton Creek as the same flows through said quarter section; AND the West half (1/2) of the Northwest Quarter (1/4) of Section Twenty-three (23), all in Township Seventy-four (74) North, of Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, containing in all 183 acres, more or less.

Grantors 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. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment, shall be construed as singular or plural, and as masculine or feminine gender, according to the context.

Dated September 14, 2020

Richard J. Hayden, Jr.

Elizabeth A. Hayden

STATE OF Washington COUNTY OF King, ss:

This instrument was acknowledged before me on the 14th day of September 2020 by Richard J. Hayden, Jr. and Elizabeth A. Hayden.

NOTARY PUBLIC IN AND FOR SAID STATE

