



Document 2020 3944

Book 2020 Page 3944 Type 03 001 Pages 2

Date 10/15/2020 Time 12:32:07PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$243.20 ANNO

Rev Stamp# 474 DOV# 468 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
**Recorder's Cover Sheet**

LIN87702

\$152,500

**Preparer Information:**

Robert H. Laden, 8410 Hickman Rd., Ste. 102, Clive, Iowa 50325

1  
2 Phone: (515) 266-6000

**Taxpayer Information:**

Colin Hutchison, 510 West Vine, Saint Charles, IA 50240

E  **Return Document To:**

Robert H. Laden, 8410 Hickman Rd., Ste. 102, Clive, Iowa 50325

**Grantors:**

Peck's Feed & Supply, Inc.

**Grantees:**

Colin Hutchison

**Legal Description:** See Page 2

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



**Warranty Deed  
(Corporate/Business Entity Grantor)**

For the consideration of One Dollar(s) and other valuable consideration, Peck's Feed & Supply, Inc., organized and existing under the laws of the State of Iowa, does hereby Convey to Colin Hutchison the following described real estate in Madison County, Iowa:

Lot Three (3) of Block Two (2) of Clanton's Addition of 1888 of the Town of Saint Charles, 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: 10/14/2020

Peck's Feed & Supply, Inc.,

By *Dennis R. Peck*  
Dennis R. Peck, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 14, 2020, by Dennis R. Peck as President of Peck's Feed & Supply, Inc..

*[Signature]*  
Signature of Notary Public

