



Document 2021 3737

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Date 9/03/2021 Time 3:24:59PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 467 DOV# 461

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$150,000

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Bridger C. Hutton, 302 Main Street, St. Charles, Iowa 50240

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Jane F. Hutton-Edwards and Joseph W. Edwards

**Grantees:** Bridger C. Hutton

**Legal Description:** See Page 2

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



**WARRANTY DEED**

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Jane F. Hutton-Edwards and Joseph W. Edwards, wife and husband, do hereby Convey to Bridger C. Hutton the following described real estate in Madison County, Iowa:

Lot One (1) and the East Fourteen (14) Feet of Lot Two (2) in Block One (1) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa.

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: 9-3-2021.

Jane F. Hutton-Edwards  
Jane F. Hutton-Edwards, Grantor

Joseph W. Edwards  
Joseph W. Edwards, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 3, 2021 by Jane F. Hutton-Edwards and Joseph W. Edwards.

Gina M. Hackett  
Signature of Notary Public

