



Document 2021 5307

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Rev Transfer Tax \$373.60
Rev Stamp# 658 DOV# 649

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$234,000^e

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

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

²/₃ **Taxpayer Information:** Paul Hutton and Stacy J. Hutton, 3324 340th Street, Stuart, IA 50250

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

Grantors: Heritage Commercial, LLC

Grantees: Paul H. Hutton and Stacy J. Hutton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Thirty-Four Thousand Dollar(s) and other valuable consideration, Heritage Commercial, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Paul H. Hutton and Stacy J. Hutton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "D", located therein, containing 3.013 acres, as shown in Plat of Survey filed in Book 3, Page 334, on October 22, 1998; AND EXCEPT Parcel "G", located therein, containing 10.94 acres, as shown in Plat of Survey filed in Book 2006, Page 3977, on September 28, 2006, 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: December 29, 2021.

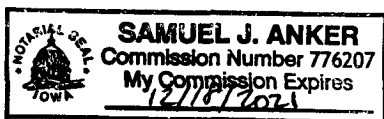
Heritage Commercial , LLC, an Iowa limited liability company

By [Signature]
Cody Hutton, Manager

By [Signature]
Denny Dickinson, Manager

STATE OF IOWA, COUNTY OF MADISON

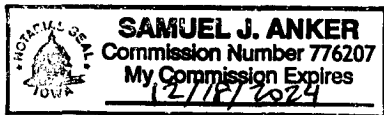
This record was acknowledged before me on December 29, 2021, by Cody Hutton as Manager, of Heritage Commercial, LLC a limited liability company.

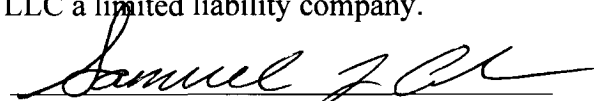


[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 29, 2021, by Denny Dickinson, as Manager, of Heritage Commercial, LLC a limited liability company.




Signature of Notary Public