



Document 2022 1092

Book 2022 Page 1092 Type 03 001 Pages 3

Date 4/14/2022 Time 11:52:05AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$471.20

Rev Stamp# 128 DOV# 124

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$295,000

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Anthony L. McCutchan and Jozette L. McCutchan, 2979 St. Charles  
Road, St. Charles, IA 50240

<sup>1</sup>  
E 2/1/21 **Return Document To:** Anthony L. McCutchan, 2979 St. Charles Road, St. Charles, IA 50240

**Grantors:** Tim Halter and Valerie Halter

**Grantees:** Anthony L. McCutchan and Jozette L. McCutchan


**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Ninety-Five Thousand Dollar(s) and other valuable consideration, Tim Halter and Valeric Halter, Husband and Wife, do hereby Convey to Anthony L. McCutchan and Jozette L. McCutchan, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point 255 feet East of the Southwest corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seventeen (17), running thence East along the South line of said Section 330 feet, thence North 1,115 feet, thence West 585 feet to the West line of said 40-acre tract, thence South along said West line 265 feet, thence East parallel with the South line of said Section 255 feet, thence South 850 feet to the point of beginning, containing 10 acres more or less; AND a tract of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point 255 feet East of the Northwest corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty (20), thence East along the North line of said Section 330 feet, thence South 379.7 feet to the North right-of-way line of County Road G-50 (renamed St. Charles Road), thence Northwesterly along said right-of-way 479.6 feet, thence North 8.7 feet to point of beginning, containing 1.53 acres, more or less. 

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: 3.31.22.



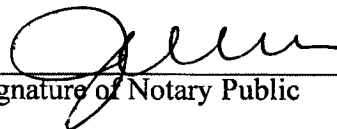
\_\_\_\_\_  
Tim Halter, Grantor



\_\_\_\_\_  
Valerie Halter, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/31/22 by  
Tim Halter and Valerie Halter.



\_\_\_\_\_  
Signature of Notary Public

