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Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

U Prepared by/Return to: Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309 T: (515) 288-2500
Taxpayer: Remington A. Hutton, 2515 Victory Ln., St. Charles, IA 50240

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TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Cody A. Hutton, as Trustee of the Cody A. Hutton Trust**, does hereby convey to **Remington A. Hutton** all right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

An undivided one-half interest in and to: Lots One (1) through Twenty-two (22), inclusive, in Block Eight (8) in the Town of Hanley, Madison County, Iowa, formerly known and platted as West St. Charles, Madison County, Iowa; AND the East Half (E½) of the Vacated Alley lying West of said Lots One (1) through Twenty-two (22), inclusive; AND the North Half (N½) of Olive Street, running from the Southwest corner of said Lot Twenty-two (22) to a point located 40 feet East of the Southeast corner of said Lot Twenty-two (22).



This deed is exempt according to Iowa Code § 428A.2(21).

Grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; grantor has good and lawful authority to sell and convey the real estate; the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. Grantor further warrants to the grantees all of the following: The trust pursuant to which the transfer is made is duly executed and in existence; to the knowledge of grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; the transfer by the trustee to the grantees is effective and rightful; and the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer. Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: May 23, 2022.

Cody A. Hutton, Trustee of the Cody A. Hutton Trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 23, 2022, by Cody A. Hutton, as trustee of the above-named trust.

Diane M. Daniels
Notary Public

