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Date 1/26/2022 Time 12:08:08PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 31 DOV# 28

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$50,000⁰⁰

**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: David and Whitney Hutton, 301 N. Walnut, St. Charles, IA 50240

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

Grantors: Boone Hutton and Nicole Hutton f/k/a Nicole Truman

Grantees: David Hutton and Whitney Hutton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Boone Hutton and Nicole Hutton f/k/a Nicole Truman, husband and wife, do hereby Convey to David Hutton and Whitney Hutton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Three (3) of Hartman & Young'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.

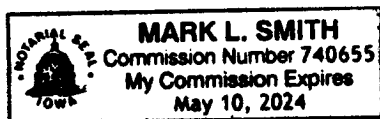
Dated: 1/26/2022.

Boone Hutton, Grantor

Nicole Hutton f/k/a Nicole Truman, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/26/2022 by
Boone Hutton and Nicole Hutton f/k/a Nicole Truman.



Signature of Notary Public