

Document 2023 1014

Book 2023 Page 1014 Type 03 001 Pages 2 Date 5/11/2023 Time 12:49:32PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20 Rev Stamp# 135 DOV# 136

INDX ANNO SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$305,000.00

## WARRANTY DEED

Preparer: Larry J. Handley, 2575 N Ankeny Blvd., Ste. 221, Ankeny, IA 50023, Phone: (515) 965-1200

Taxpayer: Cody Hutton, 3222 260th Street, St. Charles, Iowa 50240

For the consideration of Dollar(s) and other valuable one (1)

consideration. Christopher Meis, a single person and Karla Meis, a single person

do hereby Convey to

Cody Hutton and Tracy K. Hutton, husband and wife, as joint tenants with full rights of survivorship, the following described real estate in and not as tenants in common

County, Iowa: A parcel of land located in the Southeast Quarter (SE1/4) of the Madison Southwest Quarter (SW1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.. Madison County, Iowa, containing 10,000 acres, as shown in a Plat of Survey filed in Book 2, Page 385, on April 28, 1993, in the Office of Recorder of Madison, 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 on 5/11/23

Karla Meis (Grantor)

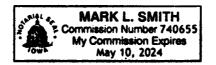
, COUNTY OF

This record was acknowledged before me on \_\_\_\_

Meis

MARK L. SMITH Commission Number 740655 My Commission Expires May 10, 2024

STATE OF	Iowa	, COUNTY OF_	Madison	
This reco		dged before me on	5/11/2023	, by Karla Meis
		_	,	



Signature of Notary Public