



Document 2023 1474

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Date 6/26/2023 Time 1:22:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$69.60

Rev Stamp# 195 DOV# 195

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067

Taxpayer: Sam and Marylou Hutton, 3162 St. Charles Road, St. Charles, IA 50240

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----Forty-Four Thousand Dollar(s)---- and other valuable consideration, Dan Hutton and Melody Hutton, a Married Couple, do hereby Convey to Sam Hutton and Marylou 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 Eight (8) and the East 6 feet of Lot Seven (7) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: June 23, 2023.

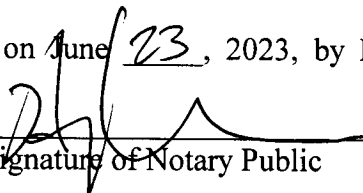
Dan Hutton

Melody Hutton

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 23, 2023, by Dan Hutton and Melody Hutton.




Signature of Notary Public