



Document 2023 2698

Book 2023 Page 2698 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$59.20 ANNO

Rev Stamp# 387 DOV# 385 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$ 37,500

**WARRANTY DEED JOINT TENANCY**

**Recorder's Cover Sheet**

WTM143852-MDK

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

**Taxpayer Information:** Jeffrey E. Hutchison and Janice N. Hutchison, 2517 Cumming Road, Winterset, IA 50273

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

**Grantors:** Philip A. Macumber and Shirley R. Macumber

**Grantees:** Jeffrey E. Hutchison and Janice N. Hutchison

**Legal Description:** See Page 2

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

WTM/43852MDK



**WARRANTY DEED JOINT TENANCY**

For the consideration of Thirty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Philip A. Macumber and Shirley R. Macumber, husband and wife, do hereby Convey to Jeffrey E. Hutchison and Janice N. Hutchison, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Six (6) feet of Lot Five (5) and the West Forty-five (45) feet of Lot Six (6) all in Block Six (6) of the Original Town of Winterset, Madison County, Iowa.



This deed is in fulfillment of Installment Real Estate Contract dated December 19, 2011, and recorded December 28, 2011, in Book 2011, Page 3536 and Amendment to Installment Real Estate Contract dated March 19, 2012 and April 2, 2012, recorded May 7, 2012, in Book 2012, Page 1339 all in the Office of the Recorder of Madison County, Iowa.

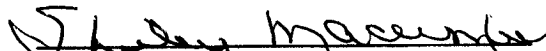
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 15 Oct 23.

  
Philip A. Macumber, Grantor

  
Shirley R. Macumber, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10-15-2023 by  
Philip A. Macumber and Shirley R. Macumber.

Alyssa M. Tadlock  
Signature of Notary Public

