



Document 2023 2699

Book 2023 Page 2699 Type 03 001 Pages 2
Date 11/01/2023 Time 12:02:09PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$207.20 ANNO
Rev Stamp# 388 DOV# 386 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$139,000

WARRANTY DEED
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: Janina L. Alvarez, 215 West Green Street, Winterset, IA 50273

³/₄

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

Grantors: Jeffrey E. Hutchison and Janice N. Hutchison

Grantees: Janina L. Alvarez

Legal Description: See Page 2

WTM143852-MDK

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, Jeffrey E. Hutchison and Janice N. Hutchison, husband and wife, do hereby Convey to Janina L. Alvarez 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.

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.

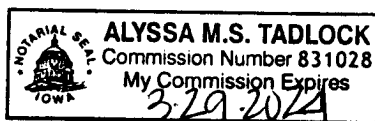
Dated: 10.17.2023

[Signature of Jeffrey E. Hutchison]
Jeffrey E. Hutchison, Grantor

[Signature of Janice N. Hutchison]
Janice N. Hutchison, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10.17.2023 by Jeffrey E. Hutchison and Janice N. Hutchison.



[Signature of Alyssa M.S. Tadlock]
Signature of Notary Public