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Date 1/17/2024 Time 10:25:37AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$271.20

Rev Stamp# 16 DOV# 14

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$170,000⁰⁰

Preparer: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (145290) ^{cm}

Return To: Christopher R Peterson, 302 Main Street W, SAINT CHARLES, IA 50240

Taxpayer Information: Christopher R Peterson, 302 Main Street W, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bridger C. Hutton, a single person**, does hereby Convey to **Christopher R Peterson**, in the following described real estate:

Lot One (1) and the East Fourteen (14) Feet of Lot Two (2) in Block One (1) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 11/11/24

Bridger C. Hutton
Bridger C. Hutton

STATE OF IA)
COUNTY OF Polk) ss:

This record was acknowledged before me on January 11, 2024, by
Bridger C. Hutton, a single person.

[Signature]
Notary Public in and for said State

