



Document 2024 123

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Date 1/17/2024 Time 12:24:22PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

Rev Stamp# 17 DOV# 15

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$20,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

³**Taxpayer Information:** George Hutton, Sr., 2493 Bevington Park Road, St. Charles, IA 50240

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

Grantors: Harold C. Stephenson

Grantees: George Hutton, Sr.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Twenty Thousand Dollar(s) and other valuable consideration, Harold C. Stephenson, single, does hereby Convey to George Hutton, Sr., the following described real estate in Madison County, Iowa:

Parcel "T" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.86 acres, as shown in Plat of Survey filed in Book 2023, Page 2741 on November 8, 2023, 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.

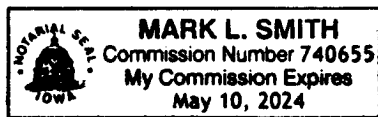
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1/16/2024

Handwritten signature of Harold C. Stephenson
Harold C. Stephenson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/16/2024 by Harold C. Stephenson.



Handwritten signature of Mark L. Smith
Signature of Notary Public