

\$225,000.00

BK: 2024 PG: 1535
Recorded: 7/1/2024 at 8:14:42.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$359.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
PAUL MCLAUGHLIN, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 515-278-2226

Return document to and mail tax statements to:
CHASE DONALD HUTCHESON AND HANNAH CAROL SUZANNE HUTCHESON, 355 NE SYCAMORE
AVE, EARLHAM, IA 50072

WARRANTY DEED

P2401189

Legal: Lot One (1) and the North Half (1/2) of Lot Two (2) in Block Three (3) of NICHOLSON'S
ADDDITION to the Town of Earlham, Madison County, Iowa.

Address: 355 NE Sycamore Ave, Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brian E. Hutzell and Shari D. Hutzell, a married couple**, hereby conveys the above-described real estate to **Chase Donald Hutcheson and Hannah Carol Suzanne Hutcheson, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)

) SS:
COUNTY OF Madison)

On this day of 6/21/24 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Brian E.
Hutzell and Shari D. Hutzell, a married couple, to
me known to be the identical person(s) named in
and who executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

[Signature]
Notary Public in and for said State

Dated: 6/21, 2024

[Signature]
Brian E. Hutzell

[Signature]
Shari D. Hutzell

