



Document 2024 1708

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$71.20  
Rev Stamp# 242 DOV# 240

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$45,000.00

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Meller, LLC, c/o Michael Eller, 315 N. 8th Avenue, Winterset, IA 50273  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa  
50273-0067, Phone: (515) 462-4912



### WARRANTY DEED

For the consideration of ----Forty-Five Thousand Dollar(s)---- and other valuable consideration, Sam Hutton and Marylou Hutton, a Married Couple, do hereby Convey to Meller, LLC, the following described real estate in Madison County, Iowa:

**Lot Eight (8) and the East 6 feet of Lot Seven (7) in Block Two (2) of Laughridge & Cassidy's Addition to the City 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 Grantee, 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: July 17, 2024.

\_\_\_\_\_  
Sam Hutton

\_\_\_\_\_  
Marylou Hutton

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 17, 2024, by Sam Hutton.



Carla J. Vasey  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 17, 2024, by Marylou Hutton.



Carla J. Vasey  
Signature of Notary Public