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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Brian Leo and Kelly Lynn Sutton Family Living Trust, 315 N. 14th Avenue, Winterset, IA 50273

Return Document To: Brian Leo and Kelly Lynn Sutton Family Living Trust, 315 N. 14th Avenue, Winterset, IA 50273

Grantors: Brian Sutton and Kelly Sutton

Grantees: Brian Leo Sutton and Kelly Lynn Sutton, as co-trustees of the Brian Leo and Kelly Lynn Sutton Family Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian Sutton and Kelly Sutton, Husband and Wife, do hereby Convey to Brian Leo Sutton and Kelly Lynn Sutton, Co-Trustees, of the Brian Leo and Kelly Lynn Sutton Family Living Trust, the following described real estate in Madison County, Iowa:

Lot Thirty-one (31) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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.

This deed is exempt according to Iowa Code 428A.2(21).

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: 11-4-2024

Brian Sutton, Grantor

Kelly Sutton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 4, 2024 by Brian Sutton and Kelly Sutton.

Kristina Brockmeyer
Signature of Notary Public

