



Document 2009 2197

Book 2009 Page 2197 Type 03 001 Pages 3

Date 7/09/2009 Time 10:56 AM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 158

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$ 30,000.00

### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Stanley J. Thompson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Phone: (515) 288-2500

**Taxpayer Information:** (Name and complete address)

Lou Wilgenbusch and Patti Breuklander, 505 N. Cross, St. Charles, IA 50240

**Return Document To:** (Name and complete address)

Stanley J. Thompson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Phone:

(515) 288-2500

Return To: Karen Corning, 10999 146th Ln., Indianola, IA 50125-8432

**Grantors:**

Gerald A. Hutchison  
Darcy A. Hutchison  
Randall R. Corning  
Karen E. Corning

**Grantees:**

Lou Wilgenbusch  
Pattie Breuklander

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2008, Page 1328



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Gerald A. Hutchison and Darcy A. Hutchison, husband and wife, and Randall R. Corning and Karen E. Corning, husband and wife,  
Lou Wilgenbusch and Patti Breuklander do hereby Convey to

as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

See Exhibit A attached hereto and by this reference made a part hereof.

This deed is given pursuant to Real Estate Contract entered into on April 19, 2008 and recorded on April 25, 2008 in Book 2008, Page 1328, Office of the Recorder of Madison County, Iowa and therefore is exempt from the filing of a Declaration of Value or 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: July 7, 2009

Gerald A. Hutchison  
Gerald A. Hutchison (Grantor)

Darcy A. Hutchison  
Darcy A. Hutchison (Grantor)

Randall R. Corning  
Randall R. Corning (Grantor)

Karen E. Corning  
Karen E. Corning (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on July 7, 2009, by Gerald A. Hutchison and Darcy A. Hutchison and Randall R. Corning and Karen E. Corning

Dave Peters  
, Notary Public



**EXHIBIT A  
ATTACHMENT TO  
HUTCHISON/CORNING - WILGENBUSCH/BREUKLANDER WARRANTY DEED**

Parcel "H" located in that part of a tract of land described in Court Officer Deed recorded in Book 62, Page 206, Madison County, Iowa, Recorder's Office, located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 5.0 acres, as shown in Plat of Survey filed in Book 3, Page 523 on December 17, 1999 in the Office of the Recorder of Madison County, Iowa EXCEPT Parcel "M" located in that part of Parcel H, recorded in Book 3, Pages 523 and 524, Madison County, Iowa, Recorder's Office and located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.5135 acres, as shown in Plat of Survey filed in Book 2, Page 438 on March 9, 2000 in the Office of the Recorder of Madison County, Iowa AND SUBJECT TO An access easement for ingress and egress over and across the west 20 feet of the south 230.67 feet of the above described Parcel M and as shown on the Plat of Survey for said Parcels "H" and "M"