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LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Covered Bridge Realty, 107 West Court, Winterset, IA 50273
Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Stephen J. & Kathryn L. Hutchison, 1070 Timberline Drive, Fenton, MO 63026



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$34,000.00----- Dollar(s) and other valuable consideration,
Joshua Jeffs and Angela Jeffs, Husband and Wife,

do hereby
Convey to Stephen J. Hutchison and Kathryn L. Hutchison

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

Lot Five (5) of Clark Tower Subdivision located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Eighteen (18) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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: 6/20/08

Joshua Jeffs
Joshua Jeffs (Grantor)

Angela Jeffs
Angela Jeffs (Grantor)

STATE OF IOWA COUNTY OF MADISON
This instrument was acknowledged before me on 6/20/08, by Joshua Jeffs and Angela Jeffs, Husband and Wife,

Robert C Duff, Notary Public

