

REAL ESTATE TRANSFER
 TAX PAID 29
 STAMP #
 \$ 87.50
 Michelle Utsler
 RECORDER
 11-30-00 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. 007230
 BOOK 64 PAGE 375
 2000 NOV 30 AM 10:22

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

✓ This instrument prepared by and return to:

ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Suite #100, Des Moines, Iowa 50312 Ph # (515) 274-6753

Mail tax statements to:

GEORGE and BRIDGET HUTTON, 302 W. Main, St. Charles, Iowa 50240

\$55,000.⁰⁰

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, **Ronald D. Bales and Julia A. Bales, husband and wife**, do hereby Convey unto **George Hutton and Bridget Hutton, husband and wife**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Lot One (1) and the East Fourteen (14) feet of Lot Two (2) in Block One (1) of CLANTON'S ADDITION to the Town of St. Charles, Madison County, Iowa.

Locally known as 302 W. Main St., St. Charles, Iowa 50240.

Grantors to 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 relinquish 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)

Dated: November 26, 2000.

COUNTY OF MADISON)

SS:

On this 26 day of November, 2000, before me the undersigned, a Notary Public in and for said State, personally appeared **Ronald D. Bales and Julia A. Bales, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Ronald D. Bales
 Ronald D. Bales

Julia A. Bales
 Julia A. Bales

Betsy M. Haas
 Notary Public in and for the State of Iowa 17, 2001

