

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. _____
BOOK 2002 PAGE 5932
(page 5932)
2002 DEC -4 PM 3:48
(3:48 PM)
MICKI UTSLER
RECORDER

COMPUTER
RECORDED
COMPARED _____

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone

Address tax statement: Frances M. Emmons, 2515 Victory Lane, St. Charles, Iowa 50240 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
JOSEPH HUTTON, a single person,

do hereby Convey to
FRANCES M. EMMONS

the following described real estate in Madison County, Iowa:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 in Block 8; and all right, title and interest in and to all of the streets and alleys abutting the said lots; all in the Town of Hanley, Iowa, formerly known and platted as West St. Charles, a Plat within Madison County, Iowa. Subject to easements of record, roadways and streets.

Grantor, Joseph Hutton, hereby reserves a life estate unto himself in and to the above described real estate.

This is a conveyance from parent to child for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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.

STATE OF IOWA

Dated: December 4, 2002

MADISON COUNTY, ss:

On this 4th day of December,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Joseph Hutton

Joseph Hutton
Joseph Hutton (Grantor)

(Grantor)

(Grantor)

(Grantor)

to his 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.

Samuel H. Braland
Notary Public

(This form of acknowledgment for individual grantor(s) only)