

22,500.

4691

FILED NO. _____
BOOK 2003 PAGE 4691

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

COMPUTER
RECORDED
COMPARED

2003 AUG -8 PM 3:15

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
(641) 396-2371

Preparer Information Thomas J. Hutton 517 N. Cross St. Charles (641) 396-2371
Individual's Name Street Address City Phone

ADDRESS TAX STATEMENT: DANIEL KOZAK JR. 305 W CENTER TRURO, IA. 50254 PLACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Paul H. Hutton & Stacy J. Hutton (Husband and Wife)
Thomas J. Hutton & Sonia R. Hutton (Husband and Wife)
Sam J. Hutton (Single Man)
do hereby Convey to
Daniel and Tracy Kozak (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 4 of Watertower Subdivision in St. Charles, Iowa.

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$ 35.20
Micki Utsler
RECORDER
8-8-03 Madison
DATE COUNTY

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: 7-26-03

Madison COUNTY, ss:

On this 26 day of July,
19-2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas Hutton Sonia Hutton
Sam Hutton Paul Hutton
Stacy Hutton

Thomas J. Hutton Sonia Hutton
(Grantor)

Sam Hutton
(Grantor)

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.

Paul H. Hutton Stacy J. Hutton
(Grantor)

Linda K. Dutton

Notary Public

(Grantor)

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

LINDA K. DUTTON
Commission Number 225486
My Commission Expires
02-13-05