

REAL ESTATE TRANSFER  
 TAX PAID 51  
 STAMP #  
 \$ 23.20  
 Michelle Utzler  
 RECORDER  
 11/26/03 Madison  
 DATE COUNTY

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

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 7087  
 BOOK 2003 PAGE 7087  
 2003 NOV 26 PM 4:20

Preparer: Brady Foreman Address: 140 Railroad Truro, Iowa Telephone Number: (641) 765-4900

WARRANTY DEED — JOINT TENANCY FORM 162-B1 (Revised 1-96)

\$15,000<sup>00</sup>

WARRANTY DEED — JOINT TENANCY

KNOWN ALL MEN BY THESE PRESENTS: That \_\_\_\_\_

\_\_\_\_\_ Brady Foreman & Cathy Foreman (Husband and Wife) \_\_\_\_\_, in consideration of the sum of \_\_\_\_\_ One Dollar \_\_\_\_\_ in hand paid do hereby Convey unto Paul H. Hutton & Stacy J. Hutton (Husband and Wife) \_\_\_\_\_

Address of Grantees: \_\_\_\_\_ As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate, situated in \_\_\_\_\_ Madison \_\_\_\_\_ County, Iowa, to-wit:

Parcel "G", which includes all of Parcel "C" in the Railroad Depot Grounds in the Original Town of Truro, Madison County, Iowa, containing 0.402 acres, as shown in Plat of Survey filed in Book 2003, Page 5556 on September 17, 2003, in the Office of the Recorder of Madison County, Iowa.



And the Grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors **Covenant to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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.

Signed this 26th day of November, 2003.

Brady Foreman  
 Brady Foreman

Sec. 331.602, The Code, requires typed or legibly printed name of signatory **beneath** each original signature.

Cathy Foreman  
 Cathy Foreman

Address of Grantors

STATE OF IOWA, Madison County, ss. On this 26th day of November, 2003, before me, a Notary Public in the State of Iowa, personally appeared Brady Foreman and Cathy Foreman

to me known to be the person (s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

PHILLIP J. CLIFTON  
 Commission Number 170637  
 My Commission Expires 8/16/05

[Signature]  
 Notary Public in the State of Iowa

V F&M