

ENTERED FOR TAXATION
THIS 01 DAY OF 08-2006
Michelle Utsler
Deb Conkle
DEPUTY AUDITOR

Document 2006 3161

Book 2006 Page 3161 Type 03 001 Pages 2
Date 8/01/2006 Time 1:53 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$311.20
Rev Stamp# 350 DOV# 339

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

MYA
This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:
ESCROW PROFESSIONAL COMPANY, 1501 - 50th Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:
KEVIN & LORRIE BATES, 714 W. Main Street, St. Charles, Iowa 50240

File #VKW (LB) 0630140

\$ 194,900.00

WARRANTY DEED

Legal: Lot One (1) of WATERTOWER SUBDIVISION, in the City of St. Charles, Madison County, Iowa



Address: 714 W. Main Street, St. Charles, Iowa

Parcel ID: 870002300033500

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Thomas J. Hutton and Sonia R. Hutton, husband and wife**, do hereby convey unto **Kevin Bates and Lorrie J. Bates, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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)

COUNTY OF Polk) SS:

On this 11 day of July, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Thomas J. Hutton and Sonia R. Hutton, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Betsy Haas-Reineck
Notary Public in and for said State

Dated: July 11, 2006

Thomas J. Hutton
Thomas J. Hutton

Sonia R. Hutton
Sonia R. Hutton

BETSY HAAS-REINECK
Notarial Seal - Iowa
Commission No. 165434
My Commission Expires June 17, 2007