



FILED NO. 2995
BOOK 136 PAGE 202
96 MAY -1 PM 3:24
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

~~John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912~~

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Forty-six Thousand and no/100 (\$46,000.00) - - - -
Dollar(s) and other valuable consideration, Paul Wayne Binns, also known as Paul Binns,
and Joyce Elaine Binns, husband and wife

do hereby Convey to Danny L. Hutchins and Samantha Hutchins, 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:

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 4.00

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6),
Seven (7), and Eight (8) in Block One (1), and Lots One (1), Two
(2), Three (3), and Four (4) in Block Eight (8) and Lots Three
(3), Four (4), Five (5), and Six (6), in Block Two (2) of the
Town of Webster, Madison County, Iowa

COMPUTER
RECORDED
COMPARED

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 acknowledgement 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: April 25, 1996

ss:
MADISON COUNTY,

On this 25 day of April,
19 96, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Paul Wayne Binns and Joyce Elaine
Binns

Paul Wayne Binns
Paul Wayne Binns (Grantor)

Joyce Elaine Binns
Joyce Elaine Binns (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Steven R. Weeks
Notary Public

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



(Grantor)

(Grantor)