

FILED NO. 2212

BOOK 58 PAGE 161

93 MAR -5 PM 3: 50

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, JOSEPH HUTTON and HELEN D. HUTTON, Husband and Wife; and FRANCES M. HUTTON, Single,
do hereby Convey to AUDREY J. LLEWELLYN and GRANT LLEWELLYN

the following described real estate in Madison County, Iowa:

*The East 38 Feet of the North 78 Feet of Lot One (1) of
the Southwest Section of the Original Town of St.
Charles, Madison County, Iowa.*

*This deed is given for the purpose of removing a cloud on the title to the above-
described real estate, and there is no consideration from Grantees to Grantors.*

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, ss: Dated: 2-18-93
MADISON COUNTY,

On this 18th day of February,
19 93, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Joseph Hutton and Helen D. Hutton

Joseph Hutton
Joseph Hutton (Grantor)

Helen D. Hutton
Helen D. 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.

Frances M. Hutton
Frances M. Hutton (Grantor)

Ann M. Anderson
Notary Public (Grantor)

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

