

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

\$ 52,000

REC \$ 6.00
AUD \$ 5.00

REAL ESTATE TRANSFER
TAX PAID 26
STAMP
\$ 82.00
Michelle Utsler
RECORDER
2003
DATE
Madison
COUNTY

FILED NO. 740
BOOK 58 PAGE 618
93 SEP 20 PM 1:17
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100
Dollar(s) and other valuable consideration, GEORGE HUTTON AND BRIDGET S. HUTTON

do hereby Convey to BRENDA HUTTON A/K/A BRENDA SUE HUTTON

the following described real estate in MADISON County, Iowa:

Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 304.7 feet, thence East 11 rods and 6 1/2 feet, thence North to the South line of Main Street in St. Charles, Iowa, extended Westward, which line is approximately 5 rods North of the North line of said 40-acre tract, thence West 11 rods and 6 1/2 feet to a point due North of the point of beginning, thence South to the point of beginning.

Subject to covenants, restrictions and easements of record.

This deed is recorded in fulfillment of a recorded contract, said contract being recorded in Town Lot Deed Rec. 56, page 160.

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
Warren COUNTY

DATED: 9-18-93

On this 18 day of Sept 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared
George Hutton
Bridget S. Hutton

George Hutton (Grantor)

Bridget S. 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.

Patsy M. Hase
Sept 17, 1993 Notary Public
(This form of acknowledgement for individual grantor(s) only)

