



Document 2010 187

Book 2010 Page 187 Type 03 001 Pages 2

Date 1/26/2010 Time 3:56 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 369 DOV# 393

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

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\$ 40,000.00

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

Taxpayer Information: (Name and complete address)

Crystal Hutzel, 1502 NW Northcreek Drive, Ankeny, IA 50023

Return Document To: (Name and complete address)

Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

Grantors:

Robert Trausch

Esther Trausch

Grantees:

Crystal Hutzel

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Robert Trausch and Esther Trausch, husband and wife,
do hereby Convey to
Crystal Hutzel, a single person,
the
following described real estate in Madison County, Iowa:

Lot Fifteen (15) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



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.

Dated: 1-19-2010

[Signature]
Robert Trausch (Grantor)

[Signature]
Esther Trausch (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Audubon

This instrument was acknowledged before me on January 19, 2010, by Robert Trausch and Esther Trausch, husband and wife,

Julie R. Schmidt
Notary Public

