



Document 2012 1044

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Date 4/12/2012 Time 10:21 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED

✓ Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 1300 50th Street, Suite 102, West Des Moines, IA 50266; (515) 222-1700
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Grantor: Jane F. Hutton n/k/a Jane F. Hutton-Edwards
Grantees: Jane F. Hutton-Edwards and Joseph W. Edwards
Tax Statements to: Jane F. Hutton-Edwards, 302 W. Main Street, St. Charles, IA 50240

For the Consideration of ONE Dollar(s) and other valuable consideration, Jane F. Hutton n/k/a Jane F. Hutton-Edwards, wife of Joseph W. Edwards, does hereby Quit Claim to Jane F. Hutton-Edwards and Joseph W. Edwards, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, all their right, title, interest, estate, claim and demand in the following described Real Estate in Madison County, Iowa:

Lot One (1) and the East Fourteen (14) Feet of Lot Two (2) in Block One (1) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa.

NOTE: Consideration less than \$500.00.

Locally known as: 302 W. Main Street, St. Charles, IA 50240

Subject to all Covenants, Restrictions and Easements of Record

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: 4-10-12

Jane F. Hutton-Edwards
Grantor: Jane F. Hutton-Edwards

STATE OF IOWA)
) ss:
COUNTY OF Polk)

On this 10th day of April, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Jane F. Hutton n/k/a Jane F. Hutton-Edwards, wife of Joseph W. Edwards, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Conie Hixson

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA
Notarial Seal:

CONIE HIXSON
Notarial Seal, Iowa
Commission Number 737176
My Commission Expires October 13, 2014