



Document 2013 3036

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Date 10/08/2013 Time 3:13 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$71.20  
Rev Stamp# 312 DOV# 322  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Jeff Hutchison and Janice Hutchison, 2339 Maple Ct., Winterset, IA 50273

Mail tax statements to:

Jeff Hutchison and Janice Hutchison, 2339 Maple Ct., Winterset, IA 50273

Order No.: MES-48437/BS

\$45,000.00

## WARRANTY DEED

Legal: Lot One (1) of Country Estates West located in the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twnety-seven (27) West of the 5th P.M., Madison County, Iowa.


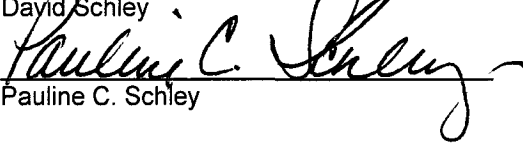


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, David Schley and Pauline C. Schley, husband and wife, do hereby convey unto Jeff Hutchison and Janice Hutchison, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.


**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

  
\_\_\_\_\_  
David Schley  
  
\_\_\_\_\_  
Pauline C. Schley

STATE OF California )  
COUNTY OF San Mateo ) SS:  
Helen Sutherland, Notary Public  
This instrument was acknowledged before me on September 26<sup>th</sup> 2013 by David Schley and Pauline C. Schley, husband and wife.

  
\_\_\_\_\_  
Notary Public in and for said State

