



Document 2014 84

Book 2014 Page 84 Type 03 001 Pages 2
Date 1/10/2014 Time 2:42 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$131.20
Rev Stamp# 17 DOV# 22

INDX ✓
ANNO
SCAN ✓
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Mark L. Smith

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

Return To: F & M State Bank, POB 29, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Cody and Tracy Hutton, 3222 - 260th Court, St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$82,500.00----- Dollar(s) and other valuable consideration,
Frances M. Hutton, (F/K/A Frances M. Emmons), a Single Person,

do hereby

Convey to Cody Hutton and Tracy Hutton, as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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.

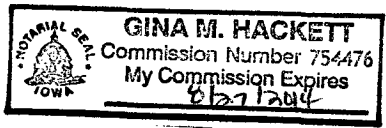
Dated: April 10, 2014

Frances M. Hutton
Frances M. Hutton (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 10th day of January, 2014, by
Frances M. Hutton



Gina M. Hackett
Signature of Notary Public

Addendum

1. Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22) in Block Eight (8) in the Town of Hanley, formerly known and platted as West St. Charles, Madison County, Iowa.