



Document 2014 2410

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Recorded: 9/25/2014 at 2:06:46.0 PM
Fee Amount: \$12.00
Revenue Tax: \$399.20
LISA SMITH RECORDER
Madison County, Iowa

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Rev Stamp# 341 DOV# 361

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	Kevin Studer	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Kevin Studer, 812 Ashwoth Rd, West Des Moines, IA 50265, (515) 225-8488</u>		
Preparer: <u>Kevin Studer, 812 Ashwoth Rd, West Des Moines, IA 50265, (515) 225-8488</u>		
Taxpayer: <u>CHBT Property Holding, LLC</u> 5603 Ponderosa Drive, West Des Moines, IA 50266		
	<u>\$250,000</u>	WARRANTY DEED
For the consideration of <u>ONE</u> Dollar(s) and other valuable consideration, <u>Sam J. Hutton and Mary Lou Hutton, husband and wife</u>		
do hereby		
Convey to <u>CHBT Property Holding, LLC</u>		
the		
following described real estate in <u>Madison</u> County, Iowa: <u>The North 20 Rods of the South 50 Rods of the Southeast Quarter (1/4) of the Northeast Quarter (1/4)</u> <u>of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-six (26) West of the</u> <u>5th P.M., Madison County, Iowa</u>		
<p>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.</p>		
Dated: <u>September 23, 2014</u>		
 <u>Sam J. Hutton</u> (Grantor)	 <u>Mary Lou Hutton</u> (Grantor)	
STATE OF <u>IOWA</u> , COUNTY OF <u>POLK</u>		
This record was acknowledged before me this <u>23rd</u> day of <u>September</u> , <u>2014</u> , by <u>Sam J. Hutton and Mary Lou Hutton</u>		
	 Signature of Notary Public	
(This form of acknowledgment for individual grantor(s) only)		