



Document 2014 2690

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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$87.20
Rev Stamp# 379 DOV# 405

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Farmers & Merchants State Bank, Attn: Phil Clifton, POB 29, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Roger L. and Victoria M. Hutton, 2518 Victory Lane, St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$55,000.00----- Dollar(s) and other valuable consideration,
Barbara Adkins, Single,

do hereby
Convey to Roger L. Hutton and Victoria M. 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: 10/24/2014

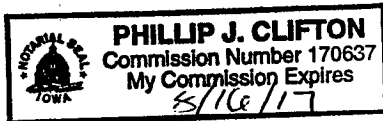
Barbara J. Adkins
Barbara Adkins (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24th day of October, 2014 by
Barbara Adkins

[Signature]
Signature of Notary Public



Addendum

1. Lot Fourteen (14) in Block Ten (10) of the Original Town of West St. Charles (now called Hanley), AND a tract of land located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.959 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 108 on January 9, 1991, in the Office of the Recorder of Madison County, Iowa, AND that portion of Olive Street lying south of said Lot Fourteen (14).

