



Document 2014 2770

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Recorded: 11/4/2014 at 12:51:59.0 PM
Fee Amount: \$17.00
Revenue Tax: \$264.00
LISA SMITH RECORDER
Madison County, Iowa
Rev Stamp# 393 DOV# 422

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)453-4625

Return to:

Kristi Daniels, 214 N Highland St, Saint Charles, IA 50240

Mail tax statements to:

Kristi Daniels, 214 N Highland St, Saint Charles, IA 50240

Order No.: MES-54584/JC

WARRANTY DEED

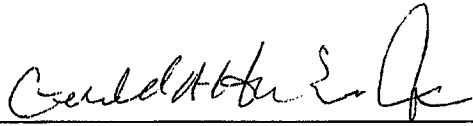
Legal: **The North Half (1/2) of Lots One (1) and Two (2) in Block Three (3) of Hartman and Young's Addition to the Original Town of St. Charles, Madison County, Iowa AND That portion of Vine Street vacated by the City Council and the Town of St. Charles, Iowa, described as follows: Beginning at the intersection of Vine and Highland Streets, thence North 66 feet, thence West 274 feet to Cross Street, thence South 66 feet, thence East 274 feet to the place of beginning, Madison County, Iowa AND Lots Three (3) and Four (4), in Block Three (3) of Hartman & Young's Addition to St. Charles, Madison County, Iowa.**

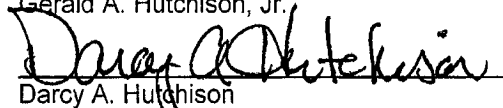
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Gerald A. Hutchison, Jr. and Darcy A. Hutchison, a married couple**, do hereby convey unto **Kristi Daniels, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.



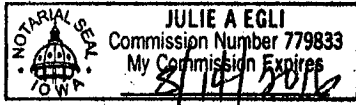
Gerald A. Hutchison, Jr.


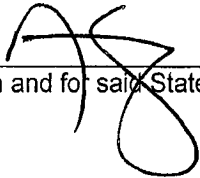
Darcy A. Hutchison

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on October 28 2014 by Gerald A. Hutchison, Jr. and Darcy A. Hutchison, a married couple.





Notary Public in and for said State