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Date 2/09/2015 Time 12:06 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$147.20

Rev Stamp# 35 DOV# 37

✓ INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

#92,500.⁰⁰

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:

George Hutton, Sr., 311 SW Mills, Greenfield, IA 50849

Mail tax statements to:

George Hutton, Sr., 311 SW Mills, Greenfield, IA 50849

Order No.: MES-56417/JC

WARRANTY DEED

Legal: Parcel "F", a part of Parcel "B", located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2006, Page 1788 on May 5, 2006 in the Office of the Recorder of Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **McCullough Enterprises, LLC, a limited liability company**, does hereby convey unto **George Hutton, Sr., a married person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

McCullough Enterprises, LLC

BY: [Signature]

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on February 5, 2015 by Kyle McCullough as owner of McCullough Enterprises, LLC.

[Signature]
Notary Public in and for said State

