



Document 2016 1479

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Date 5/31/2016 Time 10:35:54AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20

Rev Stamp# 191 DOV# 199

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4612

E ✓  
Return to:

Thomas J. Hutton and Sonia R. Hutton, 517 N Cross St, Saint Charles, IA 50240

Mail tax statements to:

Thomas J. Hutton and Sonia R. Hutton, 517 N Cross St, Saint Charles, IA 50240

Order No.: MES-65833/LS

$\frac{1}{2}$

\$25,000

## WARRANTY DEED

Legal: Lots Three (3) and Four (4) in Half Block One (1) of Sowders Addition to the Town of St. Charles, Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Billy R. Austin and Robyn A. Austin, husband and wife**, do hereby convey unto **Thomas J. Hutton and Sonia R. Hutton, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

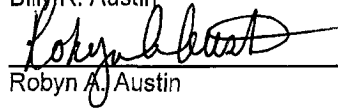
**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, 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.



Billy R. Austin

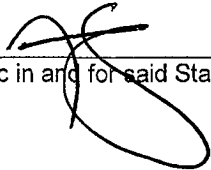


Robyn A. Austin

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on May 26 2016 by Billy R. Austin and Robyn A. Austin, husband and wife.

  
Notary Public in and for said State