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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 277 DOV# 283

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$85,000

**Preparer Information:** (Name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Scott A. Miller and Jaime S. Miller, 2015 N.W. 81st Street, Clive, IA 50325

**Return Document To:** (Name and complete address)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Sam Hutton

MaryLou Hutton

**Grantees:**

Scott A. Miller

Jaime S. Miller

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

N/A



# WARRANTY DEED JOINT TENANCY

For the consideration of \$85,000.00 ----- Dollar(s) and other valuable consideration, Sam Hutton and MaryLou Hutton, Husband and Wife,

do hereby Convey to  
Scott A. Miller and Jaime S. Miller,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The West Three-Fourths (3/4) of the South Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), AND the West Three-Fourths (3/4) of the North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



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 on July 15, 2016

[Signature]  
Sam Hutton (Grantor)

[Signature]  
MaryLou Hutton (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 15, 2016, by Sam Hutton and MaryLou Hutton



[Signature]  
Signature of Notary Public