

BK: 2016 PG: 2543
Recorded: 9/1/2016 at 9:38:33.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return to Preparer: Breanna Young (ISBA No. 9000059), PO Box 370, Earlham IA 50072 T: 515.758.2267
Taxpayer: Cody A. Hutton, 3222 260th St., St. Charles IA 50240

QUIT-CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Cody A. Hutton a/k/a Cody Hutton and Tracy Hutton, a married couple, do hereby Quit Claim to Cody A. Hutton, as Trustee of the Cody A. Hutton Trust, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

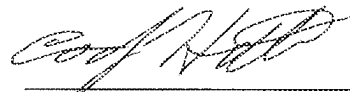
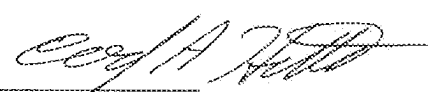
AN UNDIVIDED ONE-HALF INTEREST IN: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22) in Block Eight (8) in the Town of Hanley, formerly known and platted as West St. Charles, Madison County, Iowa, and the East Half (E½) of the Vacated Alley; AND

AN UNDIVIDED ONE-HALF INTEREST IN: The South Half of the Southwest Quarter (S½ SW¼) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT the following portion thereof: A tract of land bounded by a line described as beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section 23, Township 75 North, Range 26 West of the 5th P.M.; thence along the East line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼) , South 00°00'00" 650.77 feet; thence South 85°15'39" West 671.66 feet; thence North 00°00'00" 650.77 feet to the North line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼); Thence along said North line, North 85°15'39" East 671.66 feet to the point of beginning.

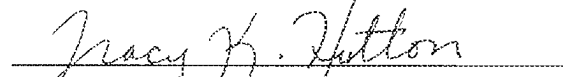
Monetary consideration is less than \$500; transaction is exempt under Iowa Code §428A.2(21).

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 August 31, 2016.

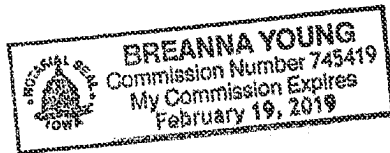
 

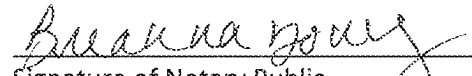
Cody Hutton a/k/a Cody A. Hutton (Grantor)


Tracy Hutton (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 31, 2016, by Cody Hutton a/k/a Cody A. Hutton and Tracy Hutton.




Signature of Notary Public