



Document 2016 4060

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Date 12/30/2016 Time 9:34:19AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$34.40

Rev Stamp# 537 DOV# 538

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$22,000

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

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

1/2

Taxpayer Information: (Name and complete address)

Richard M. Howard and Marche K. McIntosh Howard, 301 N. Walnut Street, St. Charles, IA 50240

Return Document To: (Name and complete address)

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

Grantors:

Richard M. Howard

Marchele K. McIntosh Howard

Grantees:

Sam Hutton

Marylou Hutton

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED
JOINT TENANCY

For the consideration of \$22,000.00 Dollar(s) and other valuable consideration, Richard M. Howard and MarcheLe K. McIntosh Howard, Husband and Wife, do hereby Convey to Sam Hutton and Marylou Hutton,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, described as commencing at the Northwest corner of Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 126 feet, thence East 132 feet, thence South 126 feet, thence West 132 feet to the point of beginning, EXCEPT Parcel "W" located therein, containing 7920 square feet as shown in Plat of Survey filed November 26, 2007 in Book 2007, Page 4231; AND Parcel "V" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), containing 7920 square feet, as shown in Plat of Survey filed November 26, 2007 in Book 2007, Page 4231.



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 December 29, 2016

Richard M. Howard
Richard M. Howard (Grantor)

Marchele K. McIntosh Howard
Marchele K. McIntosh Howard (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 29, 2016, by Richard M. Howard and MarcheLe K. McIntosh Howard



Signature of Notary Public