



Document 2017 1661

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Date 5/30/2017 Time 3:39:45PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$511.20

Rev Stamp# 207 DOV# 212

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4625

Mail tax statements and return document to:

Timothy Flactiff and Dawn R. Flactiff, 313 S Highland St., Saint Charles, IA 50240

WF35221

$\frac{1}{2}$

\$320,000

WARRANTY DEED

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

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



Order No.: MES-72908/JC

SUBJECT TO ANY 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.

Thomas J. Hutton
Thomas J. Hutton

Sonia R. Hutton
Sonia R. Hutton

STATE OF Iowa)

COUNTY OF Madison)

SS:

This instrument was acknowledged before me on May 23 2017 by Thomas J. Hutton and Sonia R. Hutton, husband and wife.

[Signature]
Notary Public in and for said State

