



Document 2017 2234

Book 2017 Page 2234 Type 03 001 Pages 3

Date 7/20/2017 Time 12:06:54PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$367.20

ANNO

Rev Stamp# 302 DOV# 308

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



**WARRANTY DEED - JOINT TENANCY**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

MM37360

\$230,000

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

Joey T Hoover, 110 W Main St , Epworth, IA 52045, Phone: (563) 580-1634

2/1

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

Brian and Melody Sutton, 206 N 15th Ave, Winterset, IA 50273

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

E Brian and Melody Sutton 206 N 15th Ave, Winterset, IA 50273

**Grantors:**

Jessica A Hoover

Joey T Hoover

**Grantees:**

Melody J. Sutton

Brian Lee Sutton

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$230,000.00 Dollar(s) and other valuable consideration, Joey and Jessica Hoover as a Married Couple do hereby Convey to Brian Lee Sutton and Melody J Sutton as a Married Couple

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "B" in Lot One (1) of Mason's Subdivision, City of Winterset, Madison County, Iowa. Containing 12,066 square feet as shown in Plat of Survey filed in Book 2 Page 255 on September 1, 1995, in the Office of the Recorder of 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 11, 2017

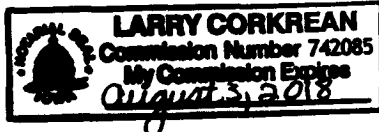
Handwritten signature of Jessica A Hoover (Grantor)

Handwritten signature of Joey T Hoover (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on July 11, 2017, by Joey T Hoover



Handwritten signature of Larry Corkrean, Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on July 11, 2017, by Jessica A Hoover



*Larry Corkrean*  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

### REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public