



Document 2018 3281

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Date 10/10/2018 Time 10:38:01AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 433 DOV# 435

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

*150,000.⁰⁰

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (800RTE)

✓ Return To: Eric W. McLain, 255 N. West Street, TRURO, IA 50257

Taxpayer Information: Eric W. McLain, 255 N. West Street, TRURO, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dan M. Hutton and Melody A. Hutton, a married couple**, do hereby Convey to **Eric W. McLain and Jessica L. McLain, 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:

Lot One (1) in Block One (1) of LIKEN'S ADDITION to the Town of Truro, Madison County, Iowa, and the North 30 feet of Lot Two (2) in Block One (1) of LIKEN'S ADDITION to the Town of Truro, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: October 5, 2018

[Signature]
Dan M. Hutton

[Signature]
Melody A. Hutton

STATE OF Iowa)
)
COUNTY OF Madison) ss:

This record was acknowledged before me on October 5, 2018, by Dan M. Hutton and Melody A. Hutton, a married couple.

[Signature]
Notary Public in and for said State

