



Document 2018 3740

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Date 11/16/2018 Time 12:15:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$285.60

Rev Stamp# 493 DOV# 493

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



\$178,550

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

George Street Hutton Jr. and Misty Hutton, 2755 Settlers Trail, St. Charles, IA 50240

Return Document To: (Name and complete address)

George Street Hutton Jr. and Misty Hutton, 2755 Settlers Trail, St. Charles, IA 50240

Grantors:

CHBT Property Holding, LLC

Grantees:

George Street Hutton Jr. and Misty Hutton

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of ---\$178,550.00--- Dollar(s) and other valuable consideration, CHBT Property Holding, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to George Street Hutton Jr. and Misty Hutton, husband and wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa: Parcel "A" located in the South Half (1/2) of the Northwest Quarter (1/4) and in the North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 47.12 acres, as shown in Plat of Survey filed in Book 2017, Page 1529 on May 15, 2017, in the Office of the Recorder of Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 11/16/18.

CHBT Property Holding, LLC, a(n) Limited Liability Company

By [Signature]
Umish Shetye, Member Manager
AMIT PRADHAN

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Amit Pradhan, by Umish Shetye as Member Manager of CHBT Property Holding, LLC.

[Signature]
MARK L. SMITH
Commission Number 740655
My Commission Expires May 10, 2021
Signature of Notary Public