



Document 2022 987

Book 2022 Page 987 Type 03 001 Pages 3

Date 4/05/2022 Time 8:29:04AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$575.20

Rev Stamp# 115 DOV# 110

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$360,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

²
Taxpayer Information: Dan Hutton and Melody Hutton, 2516 Victory Lane, St. Charles, IA
50240

³
Return Document To: Dan Hutton, 2516 Victory Lane, St. Charles, IA 50240

Grantors: Heritage Commercial, LLC

Grantees: Dan Hutton and Melody Hutton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Sixty Thousand Dollar(s) and other valuable consideration, Heritage Commercial, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Dan Hutton and Melody Hutton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Fractional Half (½) of the Northwest Quarter (¼) of the Northwest (¼), AND the Southwest Quarter (¼) of the Northwest Quarter (¼); ALL in Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "E", located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Two (2), containing 3.559 acres, as shown in Plat of Survey filed in Book 2005, Page 5087, on October 20, 2005, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "I", located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Two (2), containing 20.12 acres, as shown in Plat of Survey filed in Book 2020, Page 975, on March 31, 2020, in the Office of the Recorder of Madison County, Iowa.

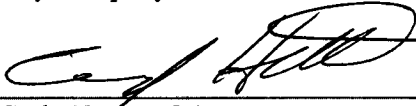


The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: April 1, 2022.

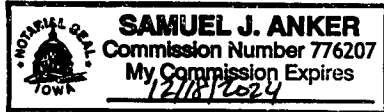
Heritage Commercial, LLC, an Iowa limited liability company

By 
Cody Hutton, Manager

By 
Denny Dickinson, Manager

STATE OF IOWA, COUNTY OF MADISON

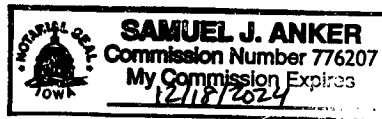
This record was acknowledged before me on April 1, 2022,
by Cody Hutton, as Manager, of Heritage Commercial, LLC a limited liability company.



Samuel J. Anker
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 1, 2022,
by Denny Dickinson, as Manager, of Heritage Commercial, LLC a limited liability company.



Samuel J. Anker
Signature of Notary Public