



Document 2026 2159

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Date 7/17/2026 Time 2:03:23PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$127.20
Rev Stamp# 270

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Daniel Swank, 3048 220th St., St. Charles, IA 50240

Return Document To: Daniel Swank, 3048 220th St., St. Charles, IA 50240

Grantors: George Hutton, Sr. and Bridget Hutton

Grantees: Daniel Swank and Angela Swank

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Eighty Thousand Dollar(s) and other valuable consideration, George Hutton, Sr. a/k/a George Hutton and Bridget Hutton, Husband and Wife, do hereby Convey to Daniel Swank and Angela Swank, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2), as shown in the Fox Ridge Final Plat in Madison County, Iowa, recorded September 15, 2000, in Book 3, Page 630 in the Office of the Madison County Recorder.

This Deed is given in full satisfaction of a Real Estate Contract filed October 13, 2020, in Book 2020, Page 3888 of the Recorder's Office of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

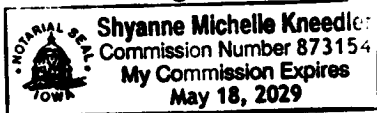
Dated: 7-17-2026.

George Hutton, Sr., Grantor

Bridget Hutton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 17, 2026 by George Hutton, Sr. and Bridget Hutton.


Signature of Notary Public