



Document 2026 264

Book 2026 Page 264 Type 03 001 Pages 2
Date 1/26/2026 Time 4:00:22PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 26 DOV# 21

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$40,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157

Taxpayer Information: Thomas J. Hutton and Sonia R. Hutton Revocable Trust, 517 N. Cross St., St. Charles, IA 50240

Return Document To: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, Iowa 50213

Grantors: Michael J. Pottoroff

Grantees: Thomas J. Hutton and Sonia R. Hutton as co-trustees of Thomas J. Hutton and Sonia R. Hutton Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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.



WARRANTY DEED

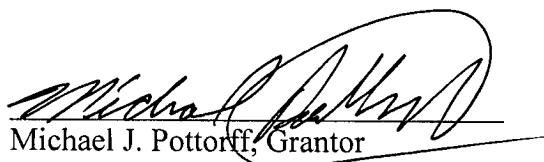
For the consideration of Zero Dollar(s) and other valuable consideration, Michael J. Pottorff, a single person, does hereby Convey to Thomas J. Hutton and Sonia R. Hutton, Co-Trustees, or their successors in Trust under the Thomas J. Hutton and Sonia R. Hutton Revocable Trust Dated July 9, 2024, and any amendments thereto, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 24 1/3 rods North of the Northeast corner of Block Four (4) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa, and running thence West 16 rods and 10 feet, thence North to the North line of said Section Twenty-four (24), thence Easterly along the North line of said Section to a point due North of the point of beginning, thence South to the point of beginning.

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.

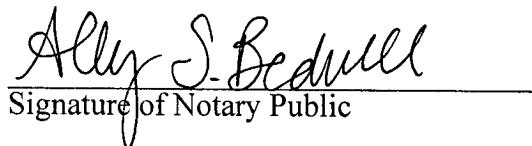
Dated: December 31, 2025.



Michael J. Pottorff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 31, 2025 by Michael J. Pottorff.



Ally J. Bedwell
Signature of Notary Public

