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Rev Transfer Tax \$34.40
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
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CHEK



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Sam Hutton and Mary Lou Hutton, 2516 Victory Lane, St. Charles, IA 50240

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273

Grantors:

Karen J. Lytton, a/k/a Karen Lytton

Grantees:

Sam Hutton
Mary Lou Hutton

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$22,000.00 Dollar(s) and other valuable consideration,
Karen J. Lytton, a/k/a Karen Lytton, a single person,

do hereby Convey to
Sam Hutton and Mary Lou 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:

Lots Five (5) and Six (6) in Block One (1) of the Original Town of Truro, Madison County, Iowa,
formerly called Ego.



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: April 27, 2012

Robert Lytton POA

Karen J. Lytton, a/k/a Karen Lytton (Grantor)
by Robert Lytton, attorney-in-fact under power of
attorney, dated February 3, 2012

(Grantor)

Robert Lytton POA

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 27, 2012, by Robert Lytton
as Power of Attorney of Karen J. Lytton, a/k/a Karen Lytton

Shane Jordan
Notary Public

