



Document 2017 1271

Book 2017 Page 1271 Type 03 001 Pages 2
Date 4/25/2017 Time 12:03:50PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$142.40
Rev Stamp# 157 DOV# 160
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4625

✓ Mail tax statements and return document to:
Christian J. Schrock, 310 S Highland St., Saint Charles, IA 50240

\$89,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Roger L. Hutton and Victoria M. Hutton, husband and wife**, do hereby convey unto **Christian J. Schrock, a single person**, the following described real estate:

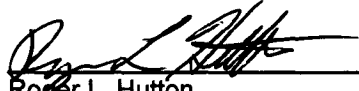
The North Half (1/2) of Lots Seven (7) and Eight (8) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa.

Order No.: MES-71878/JC

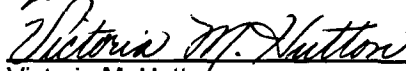
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



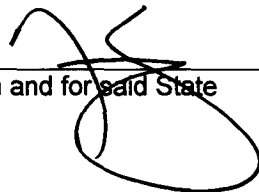
Roger L. Hutton



Victoria M. Hutton

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on April 25 2017 by Roger L. Hutton and Victoria M. Hutton, husband and wife.



Notary Public in and for said State

