



Document 2017 1903

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Date 6/19/2017 Time 3:12:45PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 252 DOV# 258
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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ANNO
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CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$90,000

Preparer Information: (Name, address and phone number)
Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Dan Hutton, 2516 Victory Lane, St. Charles, IA 50240

✓ **Return Document To:** (Name and complete address)
Farmers & Merchants St. Bank, Attn: Sam Anker, POB 29, Winterset, IA 50273

Grantors:
CHBT Property Holding, LLC

Grantees:
Dan M. Hutton and Melody A. Hutton, as
Joint Tenants with full rights of survivorship
and not as Tenants in Common

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$90,000.00----- Dollar(s) and other valuable consideration, CHBT Property Holding, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Dan M. Hutton and Melody A. Hutton, as Joint Tenants with full rights of survivorship and not as Tenants in Common

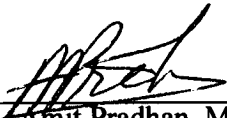
the following described real estate in MADISON County, Iowa:
The North 20 rods of the South 50 rods of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

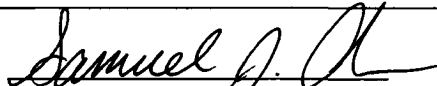
Dated on June 16, 2017.

CHBT Property Holding, LLC, a(n) Limited Liability Company

By  By _____
Amit Pradhan, Member-Manager

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on June 16, 2017, by Amit Pradhan
as Member-Manager
of CHBT Property Holding, LLC




Signature of Notary Public