

CONSIDERATION \$59,000

BK: 2020 PG: 3627
Recorded: 9/24/2020 at 1:10:11.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$93.60
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Dean Hoag Jr. Esq., 4510 41st Street, Moline IL 61265 (515) 974-4032

Taxpayer Information: (name and complete address)

Gary Vetter and Dawn Vetter
2396 Willow Bend Court, St. Charles IA 50240

Return Document To: (name and complete address)

Gary Vetter and Dawn Vetter
2396 Willow Bend Court, St. Charles IA 50240

Grantors:

Robyn Michelle Cooper and T. Scott Cooper

Grantees:

Gary Vetter and Dawn Vetter

Legal Description: see page 2

Document or instrument number of previously recorded documents: -

WARRANTY DEED

For the consideration of Fifty-nine Thousand Dollars (\$59,000.00) and other valuable consideration, Robyn Michelle Cooper and T. Scott Cooper, a married couple, do hereby Convey to Gary Vetter and Dawn Vetter, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest Corner of the Northeast Quarter (1/4) of said Section Fourteen (14), thence North 84°46'04" East a distance of 887.56 feet; thence South 00°00'00" East a distance of 256.28 feet to the point of beginning, thence South 84°46'04" West a distance of 887.56 feet; thence South 00°00'00" East a distance of 157.95 feet, thence North 84°46'04" East a distance of 887.56 feet; thence North 00°00'00" West a distance of 157.95 feet 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.

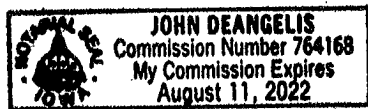
Dated: 9-24-2020


Robyn Michelle Cooper


T. Scott Cooper

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 24 day of SEPTEMBER, 2020 by Robyn Michelle Cooper and T. Scott Cooper, a married couple.




Signature of Notary Public