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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 249 DOV# 247

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

**Taxpayer Information and Return To:**

Brittany Winship, 510-11<sup>th</sup> St SE, Bondurant, IA 50035

CB108310-MDK

$\frac{1}{2}$  \$115,000

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Terry R. Cooper and Amy M. Cooper, a married couple**, do hereby Convey to **Brittany Winship and Matthew Winship, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**Lot Three (3) of A T Cooper Subdivision located in the East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa**



Subject to all covenants, restrictions and easements of record.

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.

