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Book 2021 Page 2261 Type 03 001 Pages 2 Date 6/02/2021 Time 11:41:27AM Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$183.20 Rev Stamp# 249 DOV# 247 INDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

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

Taxpayer Information and Return To:

Brittany Winship, 510-11th St SE, Bondunant, IA 50035

CB108310-MDK

1 \$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 (1/4) of the Southeast Quarter (1/4) 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.

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: May 21,2021

Terry R. Cooper

Amy M. Cooper

STATE OF Town

) ss:

COUNTY OF Daw's

This record was acknowledged before me on May 21, 2021

by Terry R. Cooper and Amy M. Cooper, a married couple.

Notary Public in and for said State

