

CONSIDERATION \$400,000

BK: 2021 PG: 275
Recorded: 1/21/2021 at 2:41:48.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$639.20
LISA SMITH RECORDER
Madison County, Iowa

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

Taxpayer Information and Return To:
Bryan Payette, 3392 265th St., Saint Charles, IA 50240

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 **Bryan Payette and Desiree Payette, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lots One (1) and Two (2) 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.

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: January 12, 2021

Terry R. Cooper
Terry R. Cooper

Amy M. Cooper
Amy M. Cooper

STATE OF Iowa)
COUNTY OF Madison) SS:

This record was acknowledged before me on Jan 12, 2021
by Terry R. Cooper and Amy M. Cooper, a married couple.

[Signature]
Notary Public in and for said State

