

Document 2021 3860

Book 2021 Page 3860 Type 03 001 Pages 2
Date 9/14/2021 Time 12:17:57PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$588.80 ANNO
Rev Stamp# 479 DOV# 475 SCAN
LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

# 368,400

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

CYNTHIA COOPER, 1517 West Jefferson Street, Winterset, Iowa 50273

File #RESC / SAM (eck)

1

## **WARRANTY DEED**

Legal:

A tract of land located in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of Section 36, Township 76 North, Range 28, West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter (W ¼) Corner of said Section 36; thence South 724.89 feet along the West line of the Southwest Quarter (SW ¼) of said Section 36 to the South line of the North 11 acres of the West Half (W ½) of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 36; thence East 172.72 feet along said South line of the North 11 acres of the West Half (W ½) of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 36 to the Point of Beginning; thence East 142 feet, thence North 200 feet, thence West 142 feet thence South 200 feet, to the Point of Beginning

Address:

1517 West Jefferson Street, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Aletha J. Williams, also known as Alethea J. Williams, a single person**, does hereby convey the above-described real estate to **Cynthia Cooper**, a single person.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF )	Dated: <u>09/10/2021</u> , <b>2021</b>
On this 10th day of September , 2021,	Alether Joy Williams
before me the undersigned, a Notary Public in and for said State, personally appeared Aletha J. Williams, also known as Alethea J. Williams, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary	Aletha J. Williams, also known as Alethea J. Williams  Jalanda Greene
Notary Public in and for said State Notarized online using audio-video communication	ID NUMBER 132698320 COMMISSION EXPIRES September 28, 2024