



Document 2021 4998

Book 2021 Page 4998 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$647.20 ANNO
Rev Stamp# 613 DOV# 604 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$405,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹/₂ **Taxpayer Information:** Corey C. McCoid and Tonia D. McCoid, 2313 Carver Road, Winterset,
IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Marc Headington and Debra Sue Headington

Grantees: Corey C. McCoid and Tonia D. McCoid

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Five Thousand Dollar(s) and other valuable consideration, Marc Headington and Debra Sue Headington, husband and wife, do hereby Convey to Corey C. McCoid and Tonia D. McCoid, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 35.97 acres, as shown in Plat of Survey filed in Book 2, Page 559 on March 30, 1995, in the Office of the Recorder of Madison County, Iowa.



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: December 7, 2021

Marc Headington
Marc Headington, Grantor

Debra Sue Headington
Debra Sue Headington, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 6th, 2021 by Marc Headington and Debra Sue Headington.



Anne M. Baarda
Signature of Notary Public