

CONSIDERATION \$145,000

BK: 2022 PG: 2680  
Recorded: 9/12/2022 at 7:59:01.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$231.20  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** <sup>Trenten</sup>~~Trenton~~ Michael Cook, 603 E. Jefferson Street, Winterset, IA 50273

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

**Grantors:** Shelby Reynolds and Andy Reynolds

**Grantees:** <sup>Trenten</sup>~~Trenton~~ Michael Cook

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Shelby Reynolds and Andy Reynolds, wife and husband, do hereby Convey to ~~Frenton~~ Michael Cook the following described real estate in Madison County, Iowa: Trenton

Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: Sept 9, 22

Shelby Reynolds
Shelby Reynolds, Grantor

Andy Reynolds
Andy Reynolds, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on September 9th 2022 by Shelby Reynolds and Andy Reynolds.



Signature of Notary Public