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Date 1/11/2024 Time 8:10:14AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$716.80

Rev Stamp# 11 DOV# 9

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Eric Rooney, 19668 Coachwood Road, Riverview, MI 48193

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,

Phone: 515-462-4912



WARRANTY DEED

For the consideration of -----Four Hundred Forty-Eight Thousand One Hundred Forty----- Dollar(s) and other valuable consideration, Sharon Cox, a Single Person; Amanda Marie Summers and Ryan M. Summers, a Married Couple, Kelly Lynn Cox, a Single Person; and, Nickolas Alan Cox and Caitlyn R. Cox, a Married Couple, do hereby Convey to Eric Rooney the following described real estate in Madison County, Iowa:

The South 54 and 1/3 rods of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), AND the South 54 and 1/3 rods of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), ALL IN Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., 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 Grantee, 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 5, 2024.

Sharon Cox
Sharon Cox, Grantor

Dated: January 5, 2024.

Amanda Marie Summers
Amanda Marie Summers, Grantor

Dated: January 5, 2024.

Ryan M. L.
Ryan M. Summers, Grantor

Dated: January 5th, 2024.

Kelly Lynn Cox
Kelly Lynn Cox, Grantor

Dated: January 5, 2024.

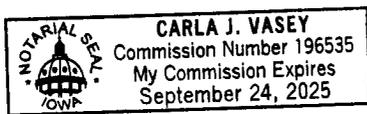
Nickolas Alan Cox
Nickolas Alan Cox, Grantor

Dated: January 5, 2024.

Caitlyn R. Cox
Caitlyn R. Cox, Grantor

STATE OF IOWA, COUNTY OF MADISON

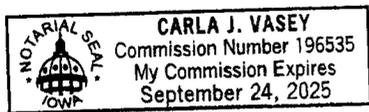
This record was acknowledged before me on January 5th, 2024 by Sharon Cox.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

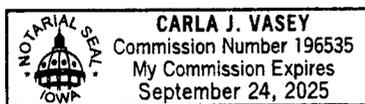
This record was acknowledged before me on January 5th, 2024 by Amanda Marie Summers.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

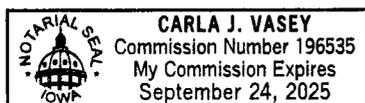
This record was acknowledged before me on January 5th, 2024 by Ryan M. Summers.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

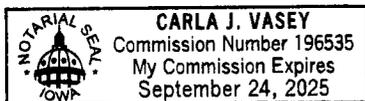
This record was acknowledged before me on January 5th, 2024 by Kelly Lynn Cox.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

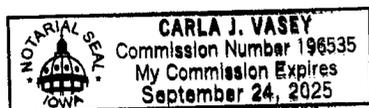
This record was acknowledged before me on January 5th, 2024 by Nickolas Alan Cox.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 5th, 2024 by Caitlyn R. Cox.



Carla J. Vasey
Signature of Notary Public