



Document 2024 998

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Date 5/09/2024 Time 1:00:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$375.20

Rev Stamp# 127 DOV# 133

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$235,000.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Darren Cooper and Megan Cooper,

9136 Green Road, Lenexa, KS 66227

REG 45127  
P2401161

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Mackenzie Mataya, a single person** (the "Grantor"), does hereby Convey to **Darren Cooper and Megan Cooper, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel M being a part of the Northwest ¼ of Section 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in a survey recorded on July 30, 2020, at Book 2020, Page 2765.

Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple: that 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.

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 the 07th day of MAY, 2024.

Mackenzie Mataya  
Mackenzie Mataya (Grantor)

STATE OF IA, COUNTY OF POIK

This record was acknowledged before me on May 6<sup>th</sup>, 2024, by Mackenzie Mataya.

Jenna Lago  
Notary Public

