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Date 9/11/2025 Time 2:01:09PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$639.20 ANNO

Rev Stamp# 338 DOV# 334 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$400,000⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (374RC)

Return To: Kenneth W. Williamson and Nicole M. Williamson, 2899 280th Trail, Saint Charles, IA 50240

Taxpayer Information: Kenneth W. Williamson and Nicole M. Williamson, 2899 280th Trail, Saint Charles, IA 50240

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tracy Van Kooten, a single person**, does hereby Convey to **Kenneth W. Williamson and Nicole M. Williamson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

All that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, lying North of the public highway as the same now proceeds through said 40-acre tract, EXCEPT a tract in the Northwest corner thereof, more particularly described as follows, to wit: Commencing at the Northwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-one (31), running thence East 20 feet, thence Southwest to a point 20 feet South of said Northwest corner, thence North to the point of beginning, all in Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

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: 9-10-25

Tracy Van Kooten
Tracy Van Kooten

STATE OF Iowa)
COUNTY OF hick) ss:

This record was acknowledged before me on Sept 10, 2025, by Tracy Van Kooten, a single person.

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 27, 2028