

BK: 2025 PG: 3272  
Recorded: 12/3/2025 at 8:13:22.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$587.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (5094ROGI)

**Return To:** Rachelle Cochran, 2369 Saint Charles Road, Winterset, IA 50273

**Taxpayer Information:** Rachelle Cochran, 2369 Saint Charles Road, Winterset, IA 50273

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Fredrick S. Jagger and Janice I. Jagger, a married couple**, do hereby Convey to **Rachelle Cochran, a married person**, in the following described real estate:

**Parcel "C" located in the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.081 acres, as shown in Plat of Survey filed in Book 2005, Page 5449 on November 9, 2005, in the Office of the Recorder of Madison County, Iowa, EXCEPT road right-of-way;**

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.

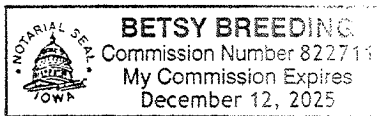
Dated: 11/30/2025

Fredrick S. Jagger by  
Kristina H. Cady POA  
Fredrick S. Jagger

Janice I. Jagger  
Janice I. Jagger

STATE OF IOWA )  
 ) ss:  
COUNTY OF MADISON )

This record was acknowledged before me on NOVEMBER 30, 2025 by Fredrick S. Jagger and Janice I. Jagger, a married couple.



Betsy Breeding  
Notary Public in and for said State