

BK: 2025 PG: 3354  
Recorded: 12/10/2025 at 8:34:23.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$832.80  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## WARRANTY DEED

**Prepared by:** Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

**Send Tax Statements and return document to:** Taylor R. Holtry and Cody L. Holtry, 2430 Walnut Trail, St. Charles, Iowa 50240

**Grantor/Affiant:** Bret A. Cox and Kyla S. Cox

**Grantee:** Taylor R. Holtry and Cody L. Holtry

For the consideration of One Dollar(s) and other valuable consideration, Bret A. Cox and Kyla S. Cox, a married couple do hereby Convey to Taylor R. Holtry and Cody L. Holtry, a married couple as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

**Lot One (1) of Cox's Prairie Oaks subdivision located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND Parcel "I" located in Lot Two (2) of said Cox's Prairie Oaks subdivision, containing 166,879 square feet (3.83 acres) more or less, as shown in Plat of Survey filed in Book 2025, Page 1514, on June 16, 2025 in the Office of the Recorder of Madison County, Iowa.**

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.

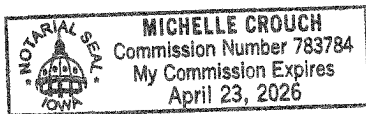
[Signatures and Acknowledgement on Page 2]

Bret A. Cox 12/3/25  
(DATE)

Kyla S. Cox 12/3/25  
(DATE)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 3<sup>rd</sup> day of December, 2025, by Bret A. Cox and Kyla S. Cox.



Michelle Crouch  
Signature of Notary Public