



Document 2025 947

Book 2025 Page 947 Type 03 001 Pages 3

Date 4/22/2025 Time 11:51:22AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$290.40

Rev Stamp# 130 DOV# 130

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$182,000.00

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:  
5154623731

<sup>1</sup>/<sub>2</sub> **Taxpayer Information:** Cori Cooper, 1104 W Washington, Winterset, IA 50273

**Return Document To:** Cori Cooper, 1104 W Washington, Winterset, IA 50273

**Grantors:** Debra A. Kahler

**Grantees:** Cori Cooper

**Legal Description:** See Page 2


**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Debra A. Kahler, does hereby Convey to Cori Cooper, a single individual, the following described real estate in Madison County, Iowa:

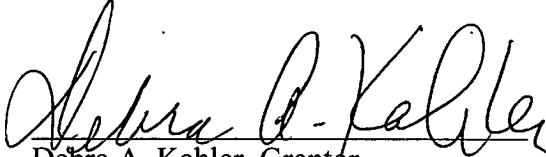
**Lot Fifty (50) of Honor's Acres Second Addition to the Town of Winterset,  
Madison County, Iowa.**

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 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.

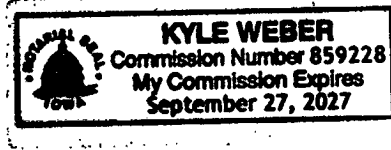
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

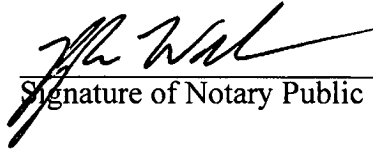
Dated: April 21, 2025.

  
Debra A. Kahler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 21, 2025 by Debra A. Kahler.



  
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Signature of Notary Public