

Document 2008 3451

Book 2008 Page 3451 Type 03 001 Pages 2

Date 11/25/2008 Time 3:31 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$128.80

Rev Stamp# 365 DOV# 368

LISA SMITH. COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Billy Joe Gulling  
135 S.E. Cherry Avenue  
Earlham, Iowa 50072

*SATC* **Return Document To:** (Name and complete address)

Billy Joe Gulling  
135 S.E. Cherry Avenue  
Earlham, Iowa 50072

**Grantors:**

Anne M. Cooper  
Steven A. Cooper

**Grantees:**

Billy Joe Gulling

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of ---Eighty-one Thousand Dollars (\$81,000.00)  
Dollar(s) and other valuable consideration,  
ANNE M. COOPER f/k/a ANNE MARIE GRAHAM and STEVEN A. COOPER, wife and husband,

do hereby Convey to  
BILLY JOE GULLING

the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Twelve (12) of the Original Town of Earlham, 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.

STATE OF IOWA  
COUNTY OF MADISON

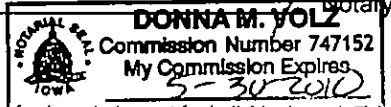
Dated: November 24, 2008

This instrument was acknowledged before  
me on November 24, 2008 by  
Anne M. Cooper and Steven A. Cooper

Anne M. Cooper  
Anne M. Cooper (Grantor)

Steven A. Cooper  
Steven A. Cooper (Grantor)

Donna M. Volz  
Notary Public



\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)