



Document 2011 590

Book 2011 Page 590 Type 03 001 Pages 2

Date 3/02/2011 Time 3:57 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$599.20

Rev Stamp# 55 DOV# 60

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$ 375,000.00

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

William D. Werger, 303 First Avenue NE, Waverly, IA 50677, Phone: (319) 352-1637

Taxpayer Information: (Name and complete address)

Terry R. Cooper, 2732 Settlers Trail, St. Charles, IA 50240

Return Document To: (Name and complete address)

Terry R. Cooper, 2732 Settlers Trail, St. Charles, IA 50240

Grantors:

Laicy L. Jones

Grantees:

Terry R. Cooper

Amy M. Cooper

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100----- Dollar(s) and other valuable consideration,
Laicy L. Jones, f/k/a Laicy L. Shiels, a single person,

do hereby Convey to
Terry R. Cooper and Amy M. Cooper, husband and wife,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A part of the West Half (1/2) of Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point on the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said section that is 427.5 feet South of the Northwest corner of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 1233 feet, thence North 44°52' East, 181.5 feet, thence along a curve to the right 149.54 feet, thence North 55°46' East, 229.5 feet, thence along a curve to the right 199.77 feet, thence North 62°30' East, 1250.5 feet, thence North 61°40' West, 317.4 feet, thence along a curve to the right 298.78 feet, thence North 49°03' West, 134.6 feet, thence along a curve to the left 425.28 feet, thence South 55°15' West, 137.8 feet, thence along a curve to the right 338.49 feet, thence, North 88°20' West 181.5 feet to the point of beginning, subject to road easement, and containing 28 acres, more or less.

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: 2-28-11

Laicy L. Jones
Laicy L. Jones (Grantor)

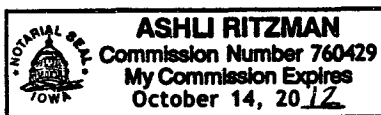
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF BREMER

This instrument was acknowledged before me on February 28, 2011, by Laicy L. Jones, f/k/a Laicy L. Shiels, a single person



Ashli Ritzman
Ashli Ritzman, Notary Public