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Date 1/15/2016 Time 10:53:21AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20

Rev Stamp# 14 DOV# 14

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4771

Return to:

Terry R. Cooper and Amy M. Cooper, 3392 265th St, Saint Charles, IA 50240

Mail tax statements to:

Terry R. Cooper and Amy M. Cooper, 3392 265th St, Saint Charles, IA 50240

Order No.: MES-63373/KR

$\frac{1}{2}$

\$330,000

## WARRANTY DEED

Legal: **The East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

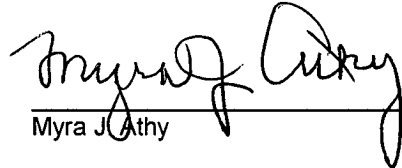


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Myra J. Athy, a single person**, does hereby convey unto **Terry R. Cooper and Amy M. Cooper, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

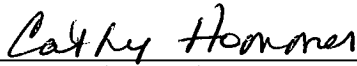
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

  
\_\_\_\_\_  
Myra J. Athy

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on 1-14-16 20\_\_ by Myra J. Athy, a single person.

  
\_\_\_\_\_  
Notary Public in and for said State

"NOTARIAL SEAL" IOWA  
CATHY HOMMER  
COMMISSION NUMBER 720282  
My Commission Expires  
1-7-2018