



Document 2018 140

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Date 1/12/2018 Time 11:05:38AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 14 DOV# 14

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Brian Cooper and Sarah Cooper, 1799 200th Street, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Brian Cooper and Sarah Cooper, 1799 200th Street, Winterset, IA 50273

For the consideration of ---\$60,000.00--- Dollar(s) and other valuable consideration, Joshua A. Hargin and Michelle A. Hargin, husband and wife

Brian Cooper and Sarah Cooper do hereby Convey to

Brian Cooper and Sarah Cooper as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "A" located in the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 9.26 acres, as shown in Plat of Survey filed in Book 2005, Page 1836 on April 25, 2005, 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.

Dated on 1-9-18

Joshua A. Hargin
Joshua A. Hargin (Grantor)

Michelle A. Hargin
Michelle A. Hargin (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 9, 2018, by Joshua A. Hargin and Michelle A. Hargin



Alice Parker
Signature of Notary Public