



Document 2018 3951

Book 2018 Page 3951 Type 03 001 Pages 2  
Date 12/04/2018 Time 11:45:59AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$71.20  
Rev Stamp# 529

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$45,000<sup>00</sup>



**WARRANTY DEED - JOINT TENANCY**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
Recorder's Cover Sheet

PR 52999

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

Mark A. Critelli, 2924 104th Street, Urbandale, IA 50322, Phone: (515) 255-8750

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

Nicole Hamilton 435 S. Atkinson St., Truro, IA 50257

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

Mark A. Critelli, 2924 104th Street, Urbandale, IA 50322

**Grantors:**

Charles A. Crawford  
Nora S. Crawford

**Grantees:**

Cody B. Cooper  
Chrystal Cooper

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Charles A. Crawford and Nora S. Crawford, a married couple do hereby Convey to Cody B. Cooper and Chrystal Cooper, f/k/a Chrystal McGraw, a married couple as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Two (2) of Atkinson's First Addition to the Town of Truro, Madison County, Iowa.

This deed given in full and complete satisfaction of the contract dated January 29, 2016, filed February 4, 2016 in Book 2016 Page 296.

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 11-29-18

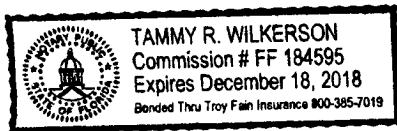
Charles A. Crawford (Grantor)

Nora S. Crawford (Grantor)

(Grantor)

(Grantor)

STATE OF Florida, COUNTY OF Union. This record was acknowledged before me on November 29, 2018, by Charles A. Crawford and Nora S. Crawford, a married couple



Signature of Notary Public