



Document 2018 3952

Book 2018 Page 3952 Type 03 001 Pages 2

Date 12/04/2018 Time 11:48:23AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$100.80

Rev Stamp# 530 DOV# 528

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

\* 63,500.



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
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

$\frac{2}{3}$

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

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

EL

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

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

**Grantors:**

Cody B. Cooper  
Chrystal Cooper

**Grantees:**

Nicole Hamilton

**Legal description:** See Page 2

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



# WARRANTY DEED

For the consideration of One Dollar(s)  
 and other valuable consideration, Cody B. Cooper and Chrystal Cooper, f/k/a Chrystal McGraw, a  
married couple do hereby Convey to  
Nicole Hamilton, a single person  
 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.



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 11/30/18.

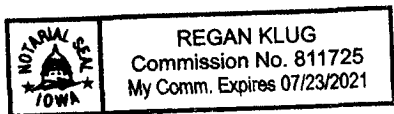
[Signature]  
 Cody B. Cooper (Grantor)

[Signature]  
 Chrystal Cooper (Grantor)

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

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

STATE OF IOWA, COUNTY OF Polk  
 This record was acknowledged before me on November 30, 2018, by Cody B. Cooper  
and Chrystal Cooper, f/k/a Chrystal McGraw, a married couple



[Signature]  
 Signature of Notary Public