



Document 2021 1791

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Patrick Cook, 1810 210th Street, Winterset, IA 50273 and Raye Cook,  
1810 210th Street, Winterset, IA 50273

✓ **Return Document To:** Patrick Cook, 1810 210th Street, Winterset, IA 50273

**Grantors:** Patrick Cook and Raye Cook

**Grantees:** Patrick Cook and Raye Cook

**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, Patrick Cook and Raye Cook, Husband and Wife, do hereby Convey to Patrick Cook and Raye Cook, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

The West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), containing 11.50 acres, as shown in Plat of Survey filed in Book 2018, Page 3737 on November 16, 2018, 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.

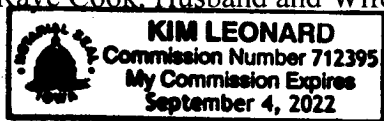
Dated: May 3, 2021

Patrick Cook, Grantor

Raye Cook, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 3, 2021 by Patrick Cook and Raye Cook, Husband and Wife.



Kim Leonard, Signature of Notary Public