



Document 2024 1734

Book 2024 Page 1734 Type 03 002 Pages 2
Date 7/19/2024 Time 12:32:19PM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED

☞ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Brian L. Cooper and Rebecca L. Cooper, 1816 Center Street, West Des Moines, IA 50265
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

For the consideration of -----Gift from Parent to Child-----, Brian L. Cooper and Rebecca L. Cooper, Husband and Wife, do hereby Quit Claim to Brian L. Cooper, Rebecca L. Cooper and Nicholas Scott Cooper, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "C" located in the South Half (½) of the South Half (½) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 14.34 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 3675 on December 2, 2016, in the Office of the Recorder of Madison County, Iowa.

This transfer is from parent to child without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

The undersigned hereby relinquish 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: July 16, 2024.

 7/16/24

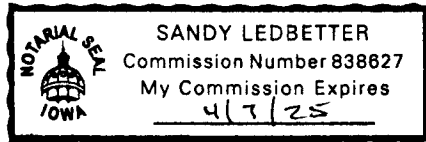
Brian L. Cooper, Grantor

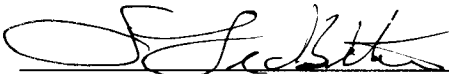
 7/16/24

Rebecca L. Cooper, Grantor

STATE OF IOWA, COUNTY OF Polk

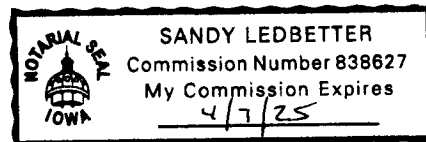
This record was acknowledged before me on July 16, 2024, by Brian L. Cooper.

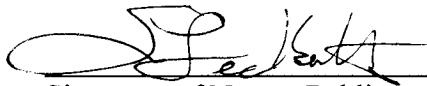



Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 16, 2024, by Rebecca L. Cooper




Signature of Notary Public