

BK: 2025 PG: 2629  
Recorded: 9/30/2025 at 8:42:12.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$479.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Andrew Joseph and Catherine Rhim, 2318 46th Street, Des Moines, Iowa 50310  
**Taxpayer:** Andrew Joseph and Catherine Rhim, 2318 46th Street, Des Moines, Iowa 50310  
**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



## WARRANTY DEED

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Bret A. Cox and Kyla S. Cox, Husband and Wife, do hereby Convey to Andrew Joseph and Catherine Rhim, 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:

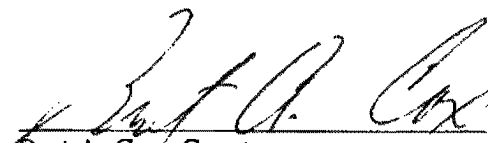
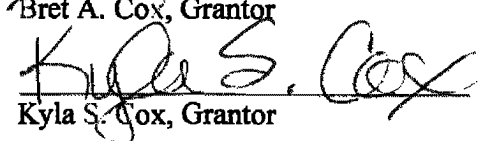
See Description Attached

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

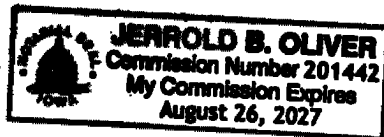
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/26/25

  
Bret A. Cox, Grantor  
  
Kyla S. Cox, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Sept. 26, 2025 by  
Bret A. Cox and Kyla S. Cox.



Jerrold B. Oliver  
Signature of Notary Public

Lot Two (2) of Cox's Prairie Oaks Subdivision located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **EXCEPT** Parcel "I" located therein, containing 166,879 square feet (3.83 acres) more or less, as shown in Plat of Survey filed in Book 2025, Page 1514, on June 16, 2025 in the Office of the Recorder of Madison County, Iowa.