



Document 2025 3548

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$359.20
Rev Stamp# 479 DOV# 491

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$225,000⁰⁰

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9808RSS)

Return To: Cody A Coffin and Tiffani M Coffin, 1021 W South ST, WINTERSET, IA 50273

Taxpayer Information: Cody A Coffin and Tiffani M Coffin, 1021 W South ST, WINTERSET, IA 50273

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WARRANTY DEED

726170725msk

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Miranda J. Cummings and Zachary C. Cummings, a married couple**, do hereby Convey to **Cody A Coffin and Tiffani M Coffin**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirteen (13) of First Plat of Honor's Acres Addition to the Town of Winterset, Madison County, Iowa.



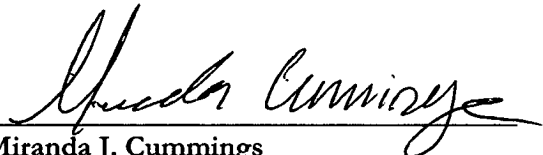
Subject to all covenants, restrictions and easements of record.


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: 12/22/2025


Miranda J. Cummings

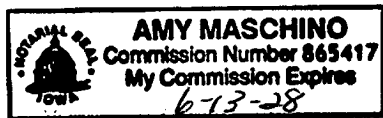

Zachary C. Cummings

STATE OF Iowa

COUNTY OF Polk

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This record was acknowledged before me on December 22, 2025, by Miranda J. Cummings and Zachary C. Cummings, a married couple.




Notary Public in and for said State