

\$705,000.00

BK: 2025 PG: 534
Recorded: 3/6/2025 at 8:22:48.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,127.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2314BHGRE)
Return To: Terry Cooper and Amy Cooper, 3006 Hickory Ridge Road, Saint Charles, IA 50240
Taxpayer Information: Terry Cooper and Amy Cooper, 3006 Hickory Ridge Road, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Karl Welter and Heidi Welter, a married couple**, Convey(s) to **Terry Cooper and Amy Cooper**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "C" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.414 acres, as shown in Plat of Survey filed in Book 2, Page 739 on December 19, 1996, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 2/26/2025

[Signature]

Karl Welter

[Signature]

Heidi Welter

STATE OF Iowa, COUNTY OF Warren) ss:

This record was acknowledged before me on February 26th, 2025 by **Karl Welter and Heidi Welter, a married couple.**



[Signature]
Notary Public in and for said State