

BK: 2026 PG: 1389
Recorded: 5/18/2026 at 1:52:47.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$237.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Spencer Cook and Sara Cook, 2432 Pine Court, Van Meter, IA 50261
Taxpayer: Spencer Cook and Sara Cook, 2432 Pine Court, Van Meter, IA 50261
Preparer: Eric D. Reinhart, 207 N. 5th Street, P.O. Box 37, Guthrie Center, IA 50115, Tel: 641-332-2216



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Dustin Hoover, an unmarried individual, does hereby Convey to Spencer Cook and Sara Cook, 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:

Lot Seven (7) of Scenic Ridge Subdivision, located in the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County; subject to and together with any and all easements, restrictions and covenants 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: 5/15, 2026.


Dustin Hoover, Grantor

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on May 15th, 2026, by
Dustin Hoover.

Stephanie Lee
Signature of Notary Public

