

BK: 2026 PG: 3072  
Recorded: 10/14/2026 at 1:35:26.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,615.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Mason McCoy and Halie McCoy, 3044 133rd Court, Van Meter, IA 50261

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Courtland Smith and Emily E. Smith, a married couple** (the "Grantors"), do hereby convey to **Mason McCoy and Halie McCoy, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty-five (25) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 October 6<sup>th</sup>, 2026.

  
Courtland Smith (Grantor)

STATE OF Iowa, COUNTY OF Warren

This record was acknowledged before me on October 6<sup>th</sup>, 2026, by Courtland Smith.

  
Notary Public

