



Document 2019 3954

Book 2019 Page 3954 Type 03 001 Pages 4

Date 12/12/2019 Time 3:12:25PM

Rec Amt \$22.00 Aud Amt \$30.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Jerrold B. Oliver, 101 ½ W. Jefferson, Winterset, IA 50273
Taxpayer: Patrick F. Corkrean, 909 N. 9th Avenue, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 ½ W. Jefferson, Winterset, IA 50273 515-462-3131

WARRANTY DEED

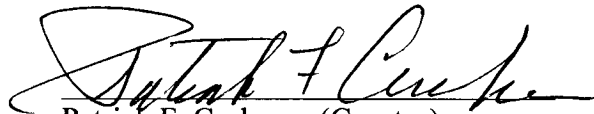
For the consideration of \$1 Dollar(s) and other valuable consideration, Patrick F. Corkrean and Nancy M. Corkrean, Husband and Wife do hereby Convey to Patrick F. Corkrean and Nancy M. Corkrean, Trustees of the Patrick F. Corkrean Revocable Trust as to an undivided 50% interest; and Nancy M. Corkrean and Patrick F. Corkrean, Trustees of the Nancy M. Corkrean Revocable Trust as to an undivided 50% interest. the following described real estate in Madison County, Iowa:

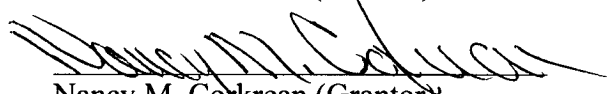
This deed is exempt according to Iowa Code 428A.2(21).
See description attached.

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: Dec 10, 2019

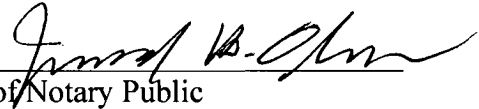

Patrick F. Corkrean (Grantor)


Nancy M. Corkrean (Grantor)

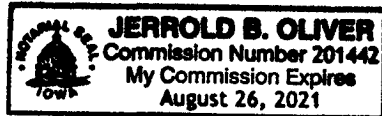
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____
Corkrean and Nancy M. Corkrean.

Dec 10, 2019, by Patrick F.



Signature of Notary Public



LEGAL DESCRIPTIONS – PATRICK F. CORKREAN AND NANCY M. CORKREAN

Lot Twenty-three A (23A) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa.

Lots Three (3) and Four (4) of Corkrean & Watts Addition Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa.

Parcel "N" located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 30.85 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 288 on January 24, 2017, in the Office of the Recorder of Madison County, Iowa.

The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** a tract of land located in Section Twelve (12), Township Seventy six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twelve (12) and running thence West on the Section Line 84 feet, thence North 410.5 feet, thence West 172.5 feet, thence South 82°27' West, 570 feet, thence North 8°15' West, 599 feet to the center line of the main channel of North River, thence down the middle of said River in a Westerly, Northerly, and Easterly direction to a point 795.3 feet East and 2,251.5 feet North of the point of beginning, thence from the middle of said North River South 2,251.5 feet to a stone set by Stewart on the Section line, thence West on the Section line 795.3 feet to the point of beginning, containing 42.65 acres, more or less; **AND** all that part of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) lying and being on the South side of the channel of North River, **EXCEPT** the West 795.3 feet thereof; **AND** the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), **EXCEPT** Parcel "A" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), containing 3.636 acres, as shown in Plat of Survey filed in Book 2, Page 394 on May 25, 1993 in the Office of the Recorder of Madison County, Iowa, (also described as all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), lying North of North River); **AND EXCEPT** a parcel of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), containing 16.115 acres, as shown in Plat of Survey filed in Book 2, Page 346 on November 20, 1992 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), containing 0.357 acres, as shown in Plat of Survey filed in Book 2001, Page 134 on

January 15, 2001 in the Office of the Recorder of Madison County, Iowa.

A tract of land located in the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.;, Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point on the North line of said Section Two (2), which is 528 feet West of the Northeast corner of said Section Two (2), running thence South 1,650 feet, thence East 528 feet to the East line of said Section Two (2), thence South 507 feet along said East Section line, thence West 814.9 feet, thence North 1,959 feet, thence East 105 feet, thence North 198 feet to the North line of said Section Two (2), thence East 181.9 feet along said North Section line to the point of beginning, containing 19.875 acres; **EXCEPT** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), and more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Section Two (2), thence West 528.0 feet along the North line of said Section Two (2) to the Point of Beginning; thence South 304.9 feet thence West 156.9 feet, thence North 304.9 feet to the North line of said Section Two (2), thence East along North line of said Section Two (2), 156.9 feet to Point of Beginning.