

CONSIDERATION \$384,800.00

BK: 2021 PG: 4143

Recorded: 10/6/2021 at 8:08:21.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$615.20

LISA SMITH RECORDER

Madison County, Iowa

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Benjamin J. Baker, 703 N. 10th Avenue, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Corkrean Watts Development Company

Grantees: Benjamin J. Baker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Eighty-Four Thousand Eight Hundred Dollar(s) and other valuable consideration, Corkrean Watts Development Company, a Corporation organized and existing under the laws of Iowa, does hereby Convey to Benjamin J. Baker, the following described real estate in Madison County, Iowa:

Lot None (9) of Corkrean & Watts Addition Plat Six (6), an addition to City of Winterset, Madison County, Iowa

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 10-4-21

Corkrean Watts Development Company, an Iowa corporation

By Patrick F. Corkrean
Patrick F. Corkrean, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/4/21, by Patrick F. Corkrean, as President, of Corkrean Watts Development Company a Corporation.

Jennifer Stover
Signature of Notary Public

