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Book 2022 Page 185 Type 03 001 Pages 2
Date 1/20/2022 Time 12:51:47PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$394.40
Rev Stamp# 20 DOV# 18
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 246,840

**WARRANTY DEED
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Corkrean2, LLC, 65 Jefferson Street, Winterset, IA 50273

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

Grantors: Lucas Beeler

Grantees: Corkrean2, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Forty-Six Thousand Eight Hundred Forty Dollar(s) and other valuable consideration, Lucas Beeler, single, does hereby Convey to Corkrean2, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "21-111" located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 14.96 acres, as shown in Plat of Survey filed in Book 2022, Page 61 on January 5, 2022, in the Office of the Recorder of Madison County, Iowa.



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: 1/20/22

Lucas Beeler
Lucas Beeler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/20/22 by Lucas Beeler.

Signature of Notary Public

