



Document 2023 1043

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Date 5/12/2023 Time 3:44:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$798.40

Rev Stamp# 140 DOV# 141

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$499,228

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

$\frac{2}{3}$

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

Taxpayer Information: Brian K. Ryerson and Tami L. Ryerson, 720 N. 10th Avenue, Winterset, IA 50273

Return Document To: Brian K. Ryerson, 720 N. 10th Avenue, Winterset, IA 50273

Grantors: Corkrean and Watts Development Company

Grantees: Brian K. Ryerson and Tami L. Ryerson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Ninety-Nine Thousand Two Hundred Twenty-Eight Dollar(s) and other valuable consideration, Corkrean and Watts Development Company, a corporation organized and existing under the laws of Iowa, does hereby Convey to Brian K. Ryerson and Tami L. Ryerson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 6 of Corkrean & Watts Addition Plat No. 6, an Addition to the City of Winterset, Madison County, Iowa.



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.

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.

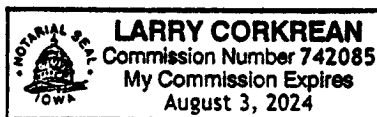
Dated: 5-11-23

Corkrean and 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 5-11-2023, by Patrick F. Corkrean, as President, of Corkrean and Watts Development Company a corporation.



Larry Corkrean
Signature of Notary Public