



Document 2023 3070

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Date 12/15/2023 Time 1:50:48PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$754.40 ANNO

Rev Stamp# 431 DOV# 431 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$472,000.00

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Michael J. Friel and Teresa L. Friel, 909 N. 9th Avenue, Winterset, IA  
50273

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

**Grantors:** 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 undivided 50% interest

**Grantees:** Michael J. Friel and Teresa L. Friel

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Seventy-Two Thousand Dollar(s) and other valuable consideration, 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 undivided 50% interest, does hereby Convey to Michael J. Friel and Teresa L. Friel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in 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.

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 grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 12/14/2023.

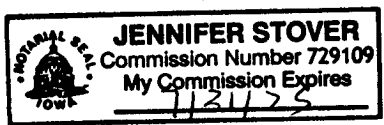
PATRICK F. CORKREAN and NANCY M. CORKREAN, Trustees of the Patrick F. Corkrean Revocable Trust as to an undivided 50% interest; and NANCY M. CORKREAN and PATRICK F. CORKREAN, Trustees of the Nancy M. Corkrean Revocable Trust as to undivided 50% interest

By *Patrick F. Corkrean*  
Patrick F. Corkrean, as Trustee

By *Nancy M. Corkrean*  
Nancy M. Corkrean, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/14/23,  
by Patrick F. Corkrean, Trustee of the above-entitled trusts.



*Jennifer Stover*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/14/23,  
by Nancy M. Corkrean, Trustee of the above-entitled trusts.



*Jennifer Stover*  
Signature of Notary Public