



Document 2023 642

Book 2023 Page 642 Type 03 001 Pages 2  
Date 3/31/2023 Time 12:56:03PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$639.20  
Rev Stamp# 74 DOV# 76

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Corkrean2, LLC, 65 Jefferson, Winterset, IA 50273  
**Taxpayer:** Corkrean2, LLC, 65 Jefferson, Winterset, IA 50273  
**Preparer:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



### WARRANTY DEED

For the consideration of Four Hundred Thousand 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:

All that of Parcel "N" located in the Southwest Quarter (1/4) 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., City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2002, Page 3778 on August 2, 2002, in the Office of the Recorder of Madison County, Iowa, EXCEPT all that part thereof that lies within Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa; AND EXCEPT all that part thereof that lies within Birchwood Estates Plat No. 2, an Addition to the City of Winterset, Madison County, Iowa; AND EXCEPT all that part thereof that lies within Birchwood Estates Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa; AND EXCEPT Parcel "Z" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-six (36), containing 2.03 acres, as shown in Plat of Survey filed in Book 2022, Page 60 on January 5, 2022, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "21-111" located in the South Half (1/2) of the Northwest Quarter (1/4) of said Section Thirty-six (36), 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.



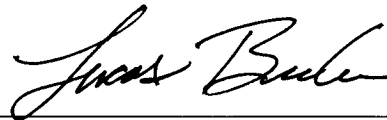
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt

from the requirement to submit a groundwater hazard statement.

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.

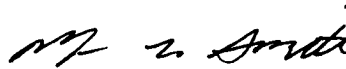
Dated: 3-31-23.



Lucas Beeler, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3/31/2023 by  
Lucas Beeler.



Signature of Notary Public

