



Document 2009 2713

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Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$40.80
Rev Stamp# 214
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO ✓
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CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	John E. Casper #AT0001474	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912		
Preparer: John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912		
Taxpayer: Cherene N. Taylor, 804 W. Summit, Winterset, IA 50273		



WARRANTY DEED

For the consideration of Twenty-six Thousand and 00/100ths Dollar(s) and other valuable consideration, Virgil R. Corbin and Betty J. Corbin, Husband and Wife,

do hereby
Convey to Cherene N. Taylor,

the
following described real estate in Madison County, Iowa:
For legal description, see Exhibit A attached hereto and by this reference incorporated herein.

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: August 27, 2009

Virgil R. Corbin
Virgil R. Corbin (Grantor)

Betty J. Corbin
Betty J. Corbin (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on August 27, 2009, by Virgil R. Corbin and Betty J. Corbin

Brenna K. Garvey
Brenna K. Garvey, Notary Public
Commission Number 732977
My Commission Expires 2-14-10

(This form of acknowledgment for individual grantor(s) only)

EXHIBIT A

Commencing at the Northeast corner of Lot One (1) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa (also being the North Quarter ($\frac{1}{4}$) corner of said section); thence along the East line of said Lot One (1) (also being the East line of aforesaid Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the centerline of 8th Avenue, City of Winterset), 37.55 feet; thence North $89^{\circ}41'02''$ West 20 feet to the Point of Beginning; thence along the West line of 8th Avenue, South $00^{\circ}18'58''$ East 89.04 feet, thence West 138.07 feet; thence North $00^{\circ}18'58''$ West 84.32 feet; thence along the southerly Right of Way line of Iowa Highway #92, North $86^{\circ}59'43''$ East 91.76 feet; thence South $89^{\circ}53'03''$ East 46.40 feet to the Point of Beginning.

This Deed is in fulfillment with Real Estate Contract dated February 3, 1995 and recorded on February 13, 1995 in the Madison County Recorder's Office in Book 60 at Page 56.