



Document 2009 3220

Book 2009 Page 3220 Type 03 001 Pages 3
Date 10/26/2009 Time 3:13 PM
Rec Amt \$19.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer			
Information	<u>Anthony A. Longnecker, 700 Walnut, Suite 1600, Des Moines, IA 50309-3899, (515) 283-3196</u>		
	Individual's Name	Street Address	City Phone
	SPACE ABOVE THIS LINE FOR RECORDER		

✓ **Address Tax Statement:** Farmers & Merchants State Bank
101 West Jefferson
Winterset, Iowa 50273-0029

WARRANTY DEED

Shawn P. Corkrean and Shannon G. Corkrean, husband and wife ("Grantors") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, convey, confirm and warrant unto Farmers & Merchants State Bank ("Grantee"), its successors and assigns, the following real estate in the County of Madison, State of Iowa:

Lot Nine (9) of Corkrean & Watts Addition Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa

Except and subject to:

1. All matters of public record;
2. The liens and provisions of the following mortgages (collectively the "Mortgages"): (a) an Open-End Mortgage executed by Shawn P. Corkrean and Shannon G. Corkrean in favor of Grantee dated January 26, 2004 and recorded on February 4, 2004 in Book 2004 at page 538; and (b) an Open-End Mortgage executed by Shawn P. Corkrean and Shannon G. Corkrean in favor of Grantee dated June 24, 2004 and recorded on July 1, 2004 in Book 2004 at page 3084, both recorded in the records of the Madison County, Iowa Recorder. It is expressly understood that the Mortgages are not released or extinguished in any manner or respect whatsoever by this conveyance and shall remain in existence and in full force and effect until released by an instrument duly executed and acknowledged by Grantee and recorded. Such release may be made by Grantee as, when and if Grantee (or Grantee's successor or assign), in

its sole discretion, may determine.

The priority of the Mortgages lien shall be maintained; the Grantors and Grantee do not intend that there be, and there shall in no event be, a merger of the liens of the Mortgages with title to the above-described property by virtue of the conveyance hereby made, but the parties do intend that the liens and title to the property be kept separate; this Warranty Deed is being executed, delivered in connection with the parties Election to Follow Alternative Nonjudicial Voluntary Foreclosure Procedure set forth in § 654.18 of the Code of Iowa; the debt secured by the liens of the Mortgages shall not be satisfied or deemed extinguished, and the Mortgages shall remain subject to foreclosure for the full amount of the indebtedness secured by these Mortgages. This Deed is an absolute conveyance and is not intended as a mortgage, trust conveyance or security of any kind.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining unto the Grantee and unto its successors and assigns forever; the Grantors hereby covenanting that Grantors are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that the premises are free and clear from any encumbrance done or suffered by Grantors or those under whom Grantors claim, other than liens which are a matter of public record; that Grantors have good right to convey the same; and that Grantors will warrant and defend title to the premises unto the Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

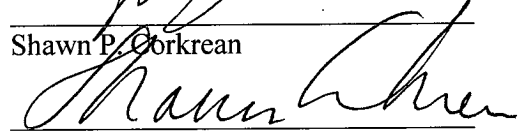
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated: October 16th, 2009

GRANTORS:



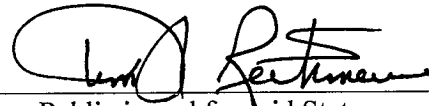
Shawn P. Corkrean



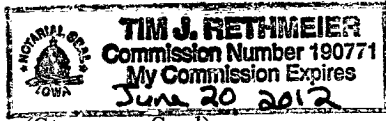
Shannon G. Corkrean

STATE OF IOWA)
)SS
COUNTY OF MADISON)

This instrument was acknowledged before me on October 16th, 2009 by Shawn P. Corkrean and Shannon G. Corkrean.



Notary Public in and for said State



(Stamp or Seal)

[SIGNATURE PAGE TO WARRANTY DEED]