

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO: 494  
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2: 52 PM  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, (515) 462-3731  
Individual's Name Street Address City Phone

Address Tax Statement  Shawn P. Corkrean  
1513 W. Court Avenue, Winterset, Iowa 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of \$1.00  
Dollar(s) and other valuable consideration,  
CORKREAN WATTS DEVELOPMENT CO.  
a corporation organized and existing under the laws of  
Iowa  
does hereby Convey to  
SHAWN P. CORKREAN and SHANNON G. CORKREAN, as Joint Tenants with Full Rights of Survivorship and Not as  
Tenants in Common,  
the following described real estate in Madison County, Iowa:  
Lot Nine (9) of Corkrean & Watts Addition Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa.

Consideration for this transaction is less than \$500, therefore no Declaration of Value and Groundwater Hazard Statement is required.

The Corporation 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: 2-2-04  
By Patrick F. Corkrean Title  
Patrick F. Corkrean, President  
By Larry Watts Title  
Larry Watts, Secretary

STATE OF IOWA, MADISON COUNTY, ss:  
On this 2 day of February 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick F. Corkrean and Larry Watts to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that (no seal has been procured by the said) (~~the seal affixed thereto is the seal of said~~) corporation that said instrument was signed (~~and sealed~~) on behalf of said corporation by authority of its Board of Directors; and that the said Patrick F. Corkrean and Larry Watts as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

**Lawrence C Watts**  
**Notarial Seal - Iowa**  
**Commission No. 702488**  
**My Commission Expires 3/29/06**  
Lawrence C Watts  
Notary Public