

REAL ESTATE TRANSFER

TAX PAID 31

STAMP #

\$ 199.20

Michelle Utzler

RECORDER

317-03

DATE

Madison

COUNTY

REC \$ 5⁰⁰AUD \$ 5⁰⁰R.M.F. \$ 1⁰⁰COMPUTER ☒RECORDED ☒COMPARED ☐FILED NO. 001468
2003 1468
BOOK PAGE

2003 MAR 17 AM 11:13

(11:13 AM)

MICKI UTSLER

RECORDER

MADISON COUNTY, IOWA

Preparer
Information

Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : Ivan and Maxine Hart

827 W. Fremont, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER**WARRANTY DEED**
(CORPORATE GRANTOR)For the consideration of ONE HUNDRED TWENTY-FIVE THOUSANDDollar(s) and other valuable consideration,
MADISON COUNTY HOMES, INC.,a corporation organized and existing under the laws of
Iowa

does hereby Convey to

IVAN HART and MAXINE HART, as Joint Tenants with Full Rights of Survivorship and Not as
Tenants in Common,the following described real estate in Madison County, Iowa:Lot Eight (8) of West End Townhomes Addition, an Addition to the City of Winterset, Madison
County, Iowa, ANDAn undivided one-twelfth interest in the common areas and facilities of West End Townhomes, as
shown in the Declaration of Covenants, Conditions, and Restrictions for West End Townhomes,
recorded in Town Lot Deed Record 64, Page 247 of the Recorder's office of Madison County, Iowa

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.

MADISON COUNTY HOMES, INC.an Iowa Corporation

Date

March 15, 2003

By

Shawn P. Corkrean, President

Title

By

Jennifer P. Corkrean, Vice President

Title

STATE OF

IOWA

MADISON

COUNTY, ss:

On this 15th day of March, 2003 before me, the undersigned, a NotaryPublic in and for said State, personally appeared Shawn P. Corkreanand Jennifer P. Corkrean to me personally known, who being by meduly sworn, did say that they are the Presidentand Vice President, 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 Shawn P. Corkrean andJennifer P. Corkrean 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.Robert F. Corkrean
Notary Public