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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



## Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Patrick F. Corkrean and Nancy M. Corkrean  
909 N 9th Ave.  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

Jerrold B. Oliver *Patrick F. & Nancy M. Corkrean*  
PO BOX 230 *909 N. 9th Ave.*  
Winterset, IA 50273 *Winterset, Ia 50273*

**Grantors:**

Corkrean Watts Development Co.

**Grantees:**

Patrick F. Corkrean and Nancy M. Corkrean  
as Joint Tenants with Full Rights of  
Survivorship and Not as Tenants in Common

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Corkrean Watts Development Co., a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Patrick F. Corkrean and Nancy M. Corkrean as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa:  
Lots Three (3) and Four (4) of Corkrean & Watts Addition, Plat 2 to the City of Winterset, Madison County, Iowa

### CONSIDERATION LESS THAN \$500.00

The grantor 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: 4-27-07

Corkrean Watts Development Co.  
a(n) Corporation  
By Patrick F. Corkrean President  
By Larry Watts Secretary

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 4/27/07 by Patrick F. Corkrean and Larry Watts as President and Secretary, respectively of Corkrean Watts Development Co.

Lawrence C Watts  
\_\_\_\_\_, Notary Public

**Lawrence C Watts**  
**Notarial Seal - Iowa**  
**Commission No. 702488**  
**My Commission Expires 3/27/09**