

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER
RECORDED
COMPARED

FILED NO. 2832
BOOK 62 PAGE 870
99 JAN 11 PM 3:51
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE Dollar(s) and other valuable consideration, PATRICK F. CORKREAN and NANCY M. CORKREAN, Husband and Wife,

do hereby Convey to SHAWN P. CORKREAN,

the following described real estate in Madison County, Iowa:

One-fourth interest in and to:

A parcel of land in the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 36, Township 76 North, Range 28 West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of the NW¼ of the SW¼ of Section 36, T76N, R28W of the 5th P.M., Madison County, Iowa; thence along the South line of said NW¼ of the SW¼, North 89°56'10" East, 707.12 feet; thence North 01°05'27" West, 380.31 feet to the south line of Corkreans 1st Addition; thence along said South line, South 89°54'21" West, 704.91 feet to the West line of said NW¼ of the SW¼; thence along said West line, South 00°45'31" East, 379.91 feet to the point of beginning. Said parcel of land contains 6.160 Acres.

NOTE: The North line of the SW¼ of Section 36, T76N, R28W of the 5th P.M., is assumed to bear due East and West.

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater Statement is required.

The above described real estate will be platted as Corkrean's 3rd Addition to the City of Winterset, Madison County, Iowa.

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 distributiv 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.

STATE OF IOWA

Dated: January 4, 1999
ss: Patrick F. Corkrean (Grantor)

MADISON COUNTY,
On this 4th day of January, 1999, before me, the undersigned a Notary Public in and for said State, personally appeared Patrick F. Corkrean and Nancy M. Corkrean

Nancy M. Corkrean (Grantor)

Notary Public seal and signature area with text: "I, the undersigned, do hereby certify that the above named persons are the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed."

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

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Patrick F. Corkrean (Grantor)

Nancy M. Corkrean (Grantor)

to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature] Notary Public

(Grantor)

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