

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 000001612

FILED NO. 000142

REAL ESTATE TRANSFER
TAX PAID 16
STAMP #
\$ 72.00
Michelle Utzler
RECORDER
7-9-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

BOOK 63 PAGE 266
1999 JUL -9 PM 1:58

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

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSSET, IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of FORTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 Dollar(s) and other valuable consideration, DOUGLAS C. LORD, SINGLE

do hereby Convey to PATRICK F. CORKREAN AND GARY L. DWYER

the following described real estate in MADISON County, Iowa:

THE SOUTH ONE-THIRD (1/3) OF LOT SEVEN (7) AND THE NORTH ONE-THIRD (1/3) OF LOT EIGHT (8) IN BLOCK EIGHTEEN (18) OF THE ORIGINAL TOWN OF WINTERSSET, MADISON COUNTY, IOWA

THIS DEED IS IN COMPLETE FULFILLMENT OF THE REAL ESTATE CONTRACT DATED JUNE 30, 1987 AND RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE ON JULY 16, 1987 IN BOOK 53 AT PAGE 263.

THIS CONVEYANCE IS SUBJECT TO THE GRANTOR'S RIGHT TO LIVE IN THE UPSTAIRS OF THE PREMISES DESCRIBED AS THE NORTH ONE-THIRD (1/3) OF LOT EIGHT (8) IN BLOCK EIGHTEEN (18) OF THE ORIGINAL TOWN OF WINTERSSET, MADISON COUNTY, IOWA, AS THOSE RIGHTS ARE SET FORTH IN PARAGRAPHS 15 AND 16 OF THE REAL ESTATE CONTRACT RECORDED IN BOOK 53 AT PAGE 623.

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 distributive 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: June 29, 1999

MADISON COUNTY,
On this 29th day of JUNE, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared DOUGLAS C. LORD, SINGLE

SS: [Signature] DOUGLAS C. LORD (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] LEONARD M. FLANDER Notary Public

(Grantor)
(Grantor)
(Grantor)

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