



FILED NO. 3172  
BOOK 40 PAGE 302  
95 JUN 16 AM 8:54  
MICHELLE UTZELL  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of Fifteen Thousand and 00/100-----(\$15,000.00)-  
Dollar(s) and other valuable consideration,  
PATRICK F. CORKREAN and NANCY M. CORKREAN, Husband and Wife, and  
MARY CORKREAN, single

do hereby Convey to  
DALE G. MORRISON and DENISE L. TARRENCE tenants-in-common

the following described real estate in Madison County, Iowa:

The North 75 feet of Lot One (1) of Helen McCall Huntoon Addition,  
Plat 1 in Madison County, Iowa,  
& Winterset, Iowa  
and P.C.

An easement for construction, maintenance and reconstruction of sewer service and any other utility-type  
service over the East 10 feet of the remainder of Lot One (1) described above.

The grantors reserve a driveway easement, including the right to construct, maintain and reconstruct a  
driveway over the following described property:

Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon Addition Plat No. 1, City  
of Winterset, Madison County, Iowa, thence, along the West line of said Lot 1, South  
00°31'00" East 52.00 feet to the Point of Beginning of a Driveway Easement; thence South  
71°25'10" East 72.54 feet to the South line of the North 75 feet of said Lot 1; thence,  
along said South line, North 89°54'09" West 68.56 feet to the West line of said Lot 1;  
thence North 00°31'00" West 23.00 feet to the Point of Beginning.

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 6, 1995

MADISON COUNTY,  
On this 6 day of June  
19 95, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Patrick F. Corkrean, Nancy M.  
Corkrean and Mary Corkrean

ss: Patrick F. Corkrean  
Patrick F. Corkrean (Grantor)

Nancy M. Corkrean  
Nancy M. Corkrean (Grantor)

Mary A. Corkrean  
Mary Corkrean (Grantor)

to me known 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.

Steven L. Weeks  
Notary Public

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

