

COMPUTER   
RECORDED   
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REC \$ 5.00  
A.D.S. 5.00  
R.M.F. 1.00

REAL ESTATE TRANSFER	
TAX PAID <u>13</u>	
STAMP # <u>40</u>	
\$ <u>94,500.00</u>	
<i>Michelle Utell</i>	
RECORDER	<i>M. Utell</i>
DATE <u>8-4-95</u>	COUNTY <u>Madison</u>

FILED NO. 337  
BOOK 60 PAGE 386  
95 AUG -4 PM 3:56  
MICHELLE UTELL  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of NINETY FOUR THOUSAND FIVE HUNDRED-----(\$94,500.00)  
Dollar(s) and other valuable consideration,  
Patrick F. Corkrean and Nancy M. Corkrean, Husband and Wife,

do hereby Convey to  
LaNelle Bentz,

the following described real estate in MADISON County, Iowa:

Parcel Four B (4B), Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common area and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

There is no separate apartment number for the townhouse located on the parcel covered by this Warranty Deed. The apartment or townhouse is identified by the parcel designation set forth above. The exact description of the above-described parcel is set forth in a Plat of Survey for Lots Four (4) through Fifteen (15), Fieldstone Addition to the City of Winterset, Madison County, Iowa, recorded September 23, 1994, in Book 2, Page 226 of the Office of the Madison County, Iowa, Recorder. This Warranty Deed, pursuant to the above-described Declaration, includes a 1/22 undivided interest in the common areas and facilities of Fieldstone Addition, which rounds to the nearest one-hundredth of a percent to a 4.55% undivided interest.

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: 8-3-95

MADISON COUNTY,

ss:

On this 3 day of Aug.,  
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick F. Corkrean and Nancy M. Corkrean

*Patrick F. Corkrean*  
Patrick F. Corkrean (Grantor)

*Nancy M. Corkrean*  
Nancy M. 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 P. Weeks*

Notary Public

(Grantor)

(Grantor)

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

