

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 02714 Jordan, Oliver & Walters, P.C.  
Box 230, Winterset, IA 50273 (515/462-3731)

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

REAL ESTATE TRANSFER  
TAX PAID  
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STAMP #  
\$69.60  
*Michelle Utzler*  
RECORDER  
2-13-96 Madison  
DATE COUNTY

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REC 5 02  
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R.M.F. \$ 1 00

FILED NO. **2191**  
BOOK 60 PAGE 716  
96 FEB 13 AM 11:50

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA  
515-462-3731

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



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Forty-four thousand and no/100-----(\$44,000.00)  
Dollar(s) and other valuable consideration,  
Patrick F. Corkrean and Nancy M. Corkrean, husband and wife,

do hereby Convey to  
James M. Hochstetler

the following described real estate in MADISON County, Iowa:

A portion of Lot Two (2), Block Ten (10), Original Town of Winterset, Madison County, Iowa more precisely described as follows: Commencing at the Northeast Corner of Lot Two (2) of said Block Ten (10); thence S 00°09'30" W 51.60 feet along the East line of said Lot Two (2); thence N 90°00'00" W 13.00 feet; thence S 00°09'30" W 29.70 feet; thence N 90°00'00" E 13.00 feet to the East line of said Lot Two (2); thence S 00°09'30" W 50.70 feet to the Southeast Corner of said Lot Two (2); thence S 90°00'00" W 66.00 feet to the Southwest Corner of said Lot Two (2); thence N 00°13'18" E 132.00 feet to the Northwest Corner of said Lot Two (2); thence N 90°00'00" E 65.86 feet to the Point of Beginning containing 8317 square feet.

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: 2-1-96

MADISON COUNTY,  
On this 1 day of FEBRUARY,  
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick F. Corkrean and Nancy M. Corkrean

SS: *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 R. Weeks*  
\_\_\_\_\_  
Notary Public

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

