



FILED NO. 1860

BOOK 61 PAGE 520

97 JAN 10 PM 2:34

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-eight thousand (\$48,000)  
Dollar(s) and other valuable consideration,  
Patrick F. Corkrean and Nancy M. Corkrean, husband and wife

do hereby Convey to  
Michael J. Hayes and Norma I. Hayes, Husband and Wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot 1 and a portion of Lot 2 all in Block 10, Original Town of Winterset, Madison County, Iowa more precisely described as follow: Commencing at the Northwest Corner of Lot 1 of said Block 10; thence North 90°00'00" East 65.87 feet to the Northeast Corner of said Lot 1; thence South 00°06'22" West 132.00 feet to the Southeast Corner of said Lot 1; thence South 90°00'00" West 66.00 feet to the Southwest Corner of said Lot 1; thence North 00°09'30" East 50.70 feet along the West line of said Lot 1; thence North 90°00'00" West 13.00 feet; thence North 00°09'30" East 29.70 feet; thence North 90°00'00" East 13.00 feet to the West line of said Lot 1; thence North 00°09'30" East 51.60 feet to the Point of Beginning containing 9089 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: 1-7-97

MADISON COUNTY, SS: Patrick F. Corkrean  
On this 7 day of January, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick F. Corkrean and Nancy M. Corkrean

Patrick F. Corkrean (Grantor)

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.

Sammy D. Walters  
Notary Public

(This form of acknowledgment for individual grantor(s) only)  
11-1-97 Espere