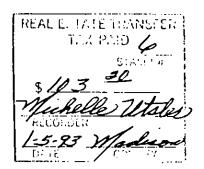
IOWA STATE BAR ASSOCIATION Official Form No. 101

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



Fee \$5.00 Transfer \$5.00

1704 FILED NO.

BOOK_131_PAGE_79

93 JAN -5 PM 3: 11

MICHELLE UTSLER
RECORDER
MADISON COUNTY: 10WA



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of	SIXTY-FIVE	THOUSAND AND	NO/100		(\$65,000.0	0)
Dollar(s) and other valuable	consideration	PATRICK F.	CORKREAN	AND NANCY M.	CORKREAN,	
Husband and Wife						
				•		
do hereby Convey to	JULIE LAMMI	ERS and DOUGL	AS NELSON			
			-			

the following described real estate in _

Madison

A parcel of land located in the Southwest Quarter (SWk) of the Southeast Quarter (SE) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at | the Northeast corner of the Southwest Quarter (SWA) of the Southeast Quarter (SE) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, , Iowa, thence along the East line of said Southwest Quarter (SWA) of | the Southeast Quarter (SEA), South 00°11'22" West 901.49 feet, thence North 89°42'18" West 847.12 feet, thence North 01°34'21" West 595.12 feet to the centerline of the North River, thence along said centerline South 89°48'38" East 123.69 feet, thence North 50°24'39" East 87.83 feet, thence North 28°48'19" East 188.08 feet, thence North 15°04'00" East 87.76 feet to the North line of said Southwest Quarter (SW%) of the Southeast Quarter (SE%), thence departing said centerline of river and along said North line, South 89°42'18" East 561.62 feet to the Point of Beginning; said parcel of land contains 16.115 acres, including 2.936 acres of highway right-of-way.

and the property of 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:	1-419	Ž.	
	MADISON	COUNTY,	SS:				
On this		ary ned, a Notary F	Public (Salu	Z.7. C	och	
Patrick F. Co	orkrean and	Nancy M. Co	rkrean	rall	Patrock F	.Corkrean	(Grantor)
to me known to be to executed the fore	going instrument	and acknowle	edged		Nancy M.	Corkrean	(Grantor)
that they executed deed.	eir voluntary ac	ct and			3	(Grantor)	
		Notary I	Public 1	S. Ister	TEVEN P. HEEKS		(Grantor)

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

MY COMMISSION EXPIRES

(Grantor)

Flowa State Bar Association