

REAL ESTATE TRANSFER
TAX PAID 6
STATE OF IOWA
\$ 103.20
Michelle Utzler
RECORDER
1-5-93 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1704
BOOK 131 PAGE 79
93 JAN -5 PM 3:11
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY-FIVE THOUSAND AND NO/100----- (\$65,000.00)
Dollar(s) and other valuable consideration, PATRICK F. CORKREAN AND NANCY M. CORKREAN,
Husband and Wife,

do hereby Convey to JULIE LAMMERS and DOUGLAS NELSON

the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); 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 $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), 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.

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 ss: Dated: 1-4-93
MADISON COUNTY,

On this 4 day of January,
19 93, 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. Heeks
Notary Public

STEVEN P. HECKS
MY COMMISSION EXPIRES
7/30/93
DEED RECORD 131

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

(Grantor)

*For the recorded deed
see Deed Rec 131-90
1-7-93*