

REC \$ 5.10
AUD \$ 5.12

REAL ESTATE TRANSFER
TAX PAID 44
STAMP # 40
\$ 26.40
Michelle Utzler
RECORDER
3-26-93 Madison
DATE COUNTY

FILED NO. 2397
BOOK 58 PAGE 239
✓ 93 MAR 26 PM 3:36
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SEVENTEEN THOUSAND-----(\$17,000.00)
Dollar(s) and other valuable consideration, Louise A. Marrs, Single

do hereby Convey to Patrick F. Corkrean and Nancy M. Corkrean

the following described real estate in Madison County, Iowa:

A parcel of land in Lot Five (5) of the Irregular Survey of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the West line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-six (36), South 00°00'00" 1,135.79 feet; thence South 89°34'00" East, 50.00 feet to the point of beginning. Thence continuing South 89°34'00" East, 260.00 feet; thence South 00°00'00", 85.00 feet; thence North 89°34'00" West, 260.00 feet; thence North 00°00'00", 85.00 feet to the point of beginning. Said parcel of land contains 22,099 square feet.

This Deed is given in partial fulfillment of a Real Estate Contract dated May 21, 1992, and recorded in the office of the Madison County Recorder on June 1, 1992, at Book 57, Page 505.

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:
MADISON COUNTY,

Dated: MARCH 24, 1993

On this 26 day of March, 19 93, before me, the undersigned, a Notary Public in and for said State, personally appeared Louise A. Marrs

Louise A. Marrs
Louise A. Marrs (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

(Grantor)

(Grantor)

(Grantor)

Carol R. Berna
Notary Public
(This form requires acknowledgment for individual grantor(s) only)