

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 92.00
Michelle Utall
RECORDER
1-7-94 Madison
DATE COUNTY

COMPUTER
REC
COMPARED
REC \$ 5.00
AUDS \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1765
BOOK 59 PAGE 24
94 JAN -7 PM 2:24
MICHELLE UTALL
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FIFTY-EIGHT THOUSAND----- (\$58,000)---
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:

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), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., as shown by Plat recorded in Plat Book No. 1 on Page 45 of the records of Madison County, Iowa,

EXCEPT THE FOLLOWING-DESCRIBED PARCEL:

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 FINAL FULFILLMENT OF REAL ESTATE CONTRACT DATED MAY 21, 1992, AND RECORDED IN OFFICE OF MADISON COUNTY RECORDER ON JUNE 1, 1992, AT BOOK 57, PAGE 505.

Revenue for \$17,000 shown on Warranty Deed, Book 58, Page 239 in the amount of \$26.40 and partial payment of contract.

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,
COUNTY, ss:
On this 3rd day of January,
199 four before me, the undersigned, a Notary Public in and for said State, personally appeared
Louise A. Marrs

Dated: January 3, 1994
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 deed.

Lewis H. Jordan
Lewis H. Jordan
Notary Public

(Grantor)
(Grantor)
(Grantor)
(Grantor)

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