

REAL ESTATE TRANSFER TAX PAID <u>29</u> STAMP \$ <u>115.30</u> <u>Michelle Utzler</u> RECORDER <u>1-17-94</u> <u>Madison</u> DATE COUNTY

COMPUTER ☒
RECORDED ☒
COMPARED ☒REC \$ 1000
AUD \$ 500
R.M.F. \$ 100FILED NO. 18272BOOK 59 PAGE 39

94 JAN 17 PM 2:10

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Seventy-two Thousand Five Hundred & no/100 (\$72,500)
Dollar(s) and other valuable consideration,
C & W Builders, a Partnership

do hereby Convey to Jr.
Tim D. Forst/and Beth M. Ganoe

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:
Lot Eighteen (18) of Corkrean Addition to the City of Winterset,
Madison County, Iowa.

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 _____,
_____, COUNTY,

Dated: January 17, 1994ss: C & W BUILDERS, a Partnership

On this _____ day of _____,
199 _____, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Patrick F. Corkrean
By Patrick F. Corkrean, (Grantor)
a Partner

(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.

(Grantor)

Notary Public

(Grantor)

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

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 199____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____ 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.

Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 199____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____ and _____
to me personally known, who, being by me duly sworn, did say that they are the _____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public

STATE OF IOWA, MADISON COUNTY, ss:
On this 17 day of January, 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick F. Corkrean to me personally known, who being by me duly sworn, did say that the person is one of the partners of C & W Builders, a Partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

[Signature]
Notary Public in and for the State of Iowa.

WARRANTY DEED
JOINT TENANCY

TO

Entered upon transfer books and for tax-	
ation this _____ day of _____, 199____	Auditor By _____ Deputy _____

Filed for record, indexed and delivered to

County Auditor this 17 day of January, 1994 at 2:00 o'clock P M., and recorded in Deed Record 59-39 of Madison County Records.

Recorder's fee \$ 11.00 PAID.

Auditor's fee \$ 5.00 PAID.

By Michelle Ottaker Recorder

By Betty M. Mills Deputy

WHEN RECORDED RETURN TO JWH