

ORIGINAL

REAL ESTATE TRANSFER TAX PAID
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STAMP #
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<i>Michelle Utzler</i> RECORDER
11-17-94 <i>Madison</i> DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. **1365**

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94 NOV 17 AM 11: 24

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RECORDED
COMPARED

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY-TWO THOUSAND----- (\$22,000.00) -----
Dollar(s) and other valuable consideration,

Carolyn Sue Corkrean, Single

do hereby Convey to

Patrick F. Corkrean and Mary A. Corkrean

the following described real estate in Madison County, Iowa:

An undivided one-third interest in and to:

The Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄), the West Half (W¹/₂) of the East Half (E¹/₂) of the Northwest Quarter (NW¹/₄), and the Northeast Quarter (NE¹/₄) of the Southwest Quarter (SW¹/₄), all in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the following-described parcel: A tract of land in the North Half (N¹/₂) of the Northwest Quarter (NW¹/₄) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 1,113.43 feet along the North line of the Northwest Quarter (NW¹/₄) of said Section Thirteen (13), to the point of beginning, thence continuing along said North line, North 90°00'00" East 422.85 feet; thence South 00°51'39" East 320.35 feet; thence North 89°24'10" West 249.39 feet; thence North 00°00'00" 119.79 feet, thence North 89°58'13" West 177.17 feet; thence North 00°19'18" West 197.84 feet to the point of beginning; said tract of land contains 2.616 acres including 0.535 acres of County Road 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

Dated: October 26, 1994

MADISON COUNTY, ss:

On this 18 day of 26,
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared Carolyn Sue Corkrean

Carolyn Sue Corkrean
Carolyn Sue Corkrean (Grantor)

(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)

Steven P. Weeks

Notary Public

(Grantor)

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

DEED RECORD 133



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