

10/30/87 GKDJr:kkk

IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

FILED NO: 0994
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1987 DEC -3 AM 11:57

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REC ✓
PAGE ✓

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of --A Gift--
Dollar(s) and other valuable consideration, Harry B. Watts, single and a widower,
Patrick F. Corkrean and Nancy M. Corkrean, husband and wife,

do hereby Convey to City of Winterset, Iowa

the following described real estate in Madison County, Iowa:

A tract of land in the North Half of the Northwest Fractional of Section 31, Township 76 North, Range 27 West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the NW. Fr. 1/4 of the NW. Fr. 1/4 of Section 31, T76N, R27W of the 5th P.M., thence South 88°37'00" East 1,387.11 feet along the south line of the N. 1/2 of the NW. Fr. 1/4 of said Section 31 to the point of beginning. Thence North 00°31'02" East 250.00 feet; thence South 88°37'00" East 210.00 feet; thence South 00°31'02" West 250.00 feet to the south line of said N. 1/2 of the NW. Fr. 1/4; thence North 88°37'00" West 210.00 feet along said south line to the point of beginning. Said tract contains 1.205 Acres of land and is subject to an ingress-egress easement over and across the west 25 feet thereof as shown on the plat.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 6 APPLIES.

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: 11-6-87

On this 6th day of Nov, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick F. Corkrean and Nancy M. Corkrean and Harry B. Watts

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.

Geraldine M. Lee
Geraldine M. Lee Notary Public

Harry B. Watts
Harry B. Watts (Grantor)

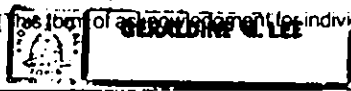
Patrick F. Corkrean
Patrick F. Corkrean (Grantor)

Nancy M. Corkrean
Nancy M. Corkrean (Grantor)

Geraldine M. Lee
(Grantor)

Please type or print names under signatures as per Sec. 335.2 Code of Iowa

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



DEED RECORD 54