

REAL ESTATE TRANSFER  
TAX PAID 20  
STAMP #  
\$ 80 <sup>85</sup>  
Shirley H. Henry, Dep  
RECORDER  
5-17-88 Madison  
DATE COUNTY

FILED NO: 2114  
BOOK 124 PAGE 329  
1988 MAY 17 PM 1:33

Compared

MARY E. WELTY  
RECORDER  
MADISON COUNTY IOWA  
Fee \$10.00, Transfer \$10.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of SEVENTY-FOUR THOUSAND AND NO/100-----(\$74,000.00)-----  
Dollar(s) and other valuable consideration, IRVIN E. HILDEBRAND and LAURA MAY HILDEBRAND,  
Husband and Wife,

do hereby Convey to PATRICK F. CORKREAN

the following described real estate in Madison County, Iowa:

See attached description of real estate.

This Deed is given in satisfaction of a Real Estate Contract recorded in Book 105,  
Page 154 of the Madison County Recorder's office. Amendments to the Contract  
were recorded in Book 106, Page 147 of the Madison County Recorder's office;  
Book 120, Page 752 of the Madison County Recorder's office; and Book 123,  
Page 541 of the Madison County Recorder's office.

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: May 14, 1988

On this 14 day of May, 19 88, before me, the undersigned, a Notary Public in and for said State, personally appeared Irvin E. Hildebrand and Laura May Hildebrand

Irvin E. Hildebrand  
Irvin E. Hildebrand (Grantor)

Laura May Hildebrand  
Laura May Hildebrand (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.

STEVEN R. WELTY  
NOTARY PUBLIC  
7/30/90

Steven R. Welty Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)  
(Grantor)

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

DESCRIPTION OF REAL ESTATE

A tract of land described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence West on the Section Line 84 feet, thence North 410.5 feet, thence West 172.5 feet, thence South 82 degrees 27' West, 570 feet, thence North, 8 degrees 15' West, 599 feet to the center line of the main channel of North River, thence down the middle of said River in a Westerly, Northerly, and Easterly direction to a point 795.3 feet East and 2,251.5 feet North of the point of beginning, thence from the middle of said North River South 2,251.5 feet to a stone set by Stewart on the Section line, thence West on the Section line 795.3 feet to the point of beginning, containing 42.65 acres, more or less; and the North Thirty (30) Acres of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North and East of the highway; AND EXCEPT commencing at the Northwest Corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and being the point of beginning, thence South 00 degrees 00' 760.0 feet along the west line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence South 89 degrees 51' East 392.0 feet, thence North 03 degrees 43' East 545.9 feet, thence North 52 degrees 22' West 354.6 feet to the North line of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 89 degrees 53' West 146.6 feet along the Section line to the point of beginning. Said parcel contains 6.5455 acres, including 0.4649 acres of public road right of way, and is situated in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, together with all easements and servient estates appurtenant thereto; and all that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) which lies Southwesterly of the Public Highway as now located, and containing 1.5 acres more or less, in Section Twelve (12) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and all that part of the East Half (1/2) of the Southwest Quarter (1/4) lying and being on the South side of the channel of North River, except the West 795.3 feet thereof, and containing 20 acres, and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), and the North Half of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.