



Compared, FILED NO. 1067
BOOK 126 PAGE 177
89 NOV 16 PM 4:16

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

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Twenty-five Thousand Eight Hundred and no/100- - - (\$25,800) Dollar(s) and other valuable consideration, Phillip G. Corkrean and Barbara Corkrean, husband and wife,

do hereby Convey to Michael L. Thompson and Teresa S. Thompson

the following described real estate in Madison County, Iowa:

The Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the East 18 acres of the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), and the West 9 acres of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), of Section Thirty-two (32), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P. M., Madison County, Iowa, except one-half acre for cemetery purposes described as follows: Commencing at a point 18 rods North and 5 rods East of the center of said Section and running thence North 8 rods, thence West 10 rods, thence South 8 rods, thence East 10 rods to the place of beginning.

This Warranty Deed is subject to the following described mortgages from Phillip G. Corkrean and Barbara Corkrean to the United States of America, acting through the Farmers Home Administration, United States of Department of Agriculture, which mortgages grantees, Michael L. Thompson and Teresa S. Thompson, have assumed and agreed to pay pursuant to separate Assumption Agreements:

1. A mortgage dated March 18, 1978, and recorded March 20, 1978, in Mortgage Record 128 on page 234 in the office of the Madison County Recorder.
2. A mortgage dated October 15, 1985, and recorded October 18, 1985, in Mortgage Record 144 on page 158 in the office of the Madison County Recorder.

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: November 16, 1989

On this 16 day of November, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared Phillip G. Corkrean and Barbara Corkrean

Phillip G. Corkrean
Phillip G. Corkrean (Grantor)

Barbara Corkrean
Barbara Corkrean (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.

G. Stephen Walters Notary Public

(Grantor)

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