

2.700

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 22.00
Mary E. Welty
RECORDER
10-9-90
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 795

BOOK 128 PAGE 173

90 OCT -9 PM 2: 58

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY THOUSAND FIVE HUNDRED AND NO/100-----(\$20,500.00)
Dollar(s) and other valuable consideration, PATRICK F. CORKREAN and NANCY M. CORKREAN, Husband
and Wife; CAROLYN SUE CORKREAN, Single; and MARY A. CORKREAN, Single

do hereby Convey to CHARLES VAN GELDER

the following described real estate in Madison County, Iowa:

A tract of land in the North Half (1/2) of the Northwest Quarter (1/4)
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 (1/4) of said section 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.

This deed is given in fulfillment of a Real Estate Contract recorded in Book 125,
Page 225 of the Recorder's office of 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 IOWA, ss:
MADISON COUNTY,

Dated: 10-5-1990

On this 5 day of October, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick F. Corkrean, Nancy M. Corkrean, Carolyn Sue Corkrean and Mary A. Corkrean

Patrick F. Corkrean (Grantor)
Nancy M. Corkrean (Grantor)
Carolyn Sue Corkrean (Grantor)
Mary A. 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 for the purposes and to the effect herein stated.



Steven P. Wells Notary Public
(This form of acknowledgment for individual grantor(s) only)