



Document 2011 783

Book 2011 Page 783 Type 03 001 Pages 3

Date 3/25/2011 Time 11:34 AM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$98.40

Rev Stamp# 80 DOV# 87

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$62,000.<sup>00</sup>

## WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Robert E. Lathrum and Carole A. Lathrum, 1231 220th St., Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Robert E. Lathrum and Carole A. Lathrum, 1231 220th St., Winterset, IA 50273

**Grantors:**

Peter Corkrean

Sarah Nigg

Shawn Nigg

**Grantees:**

Robert E. Lathrum

Carole A. Lathrum

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED (Several Grantors)

For the consideration of \$62,000.00

Dollar(s) and other valuable consideration,  
Peter Corkrean, Single, Sarah Nigg and Shawn Nigg, Wife and Husband

do hereby Convey to  
Robert E. Lathrum and Carole A. Lathrum as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:

The West Half (W<sup>1</sup>/<sub>2</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 1658 feet thereof, and EXCEPT Parcel "B" located in the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of said Section Twenty-six (26) containing 10.00 acres as shown in Plat of Survey filed in Book 2006, Page 5237 on December 19, 2006, in the Office of the Recorder 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.

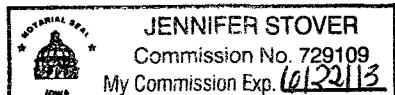
Dated: March 24, 2011

<u>Peter Corkrean</u>	(Grantor)	_____	(Grantor)
<u>Sarah Nigg</u>	(Grantor)	_____	(Grantor)
<u>Shawn Nigg</u>	(Grantor)	_____	(Grantor)
	(Grantor)	_____	(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on \_\_\_\_\_, by Peter Corkrean

Jennifer Stover, Notary Public



STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on \_\_\_\_\_, by  
Sarah Nigg and Shawn Nigg



Jennifer Stover, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_

\_\_\_\_\_, Notary Public