



Document 2011 1128

Book 2011 Page 1128 Type 03 001 Pages 3

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Rec Amt \$19.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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 $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 $\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) 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

This deed is given to correct the legal description of the Warranty Deed filed in Book 2011, Page 783 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.

Dated: May 4, 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 May 4, 2011, by Peter Corkrean

Jennifer Stover, Notary Public

JENNIFER STOVER
Commission No. 729109
My Commission Exp 6/22/13

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 4, 2011, 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