



Document 2013 1593

Book 2013 Page 1593 Type 03 001 Pages 2  
Date 6/03/2013 Time 12:59 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$7.20  
Rev Stamp# 154 DOV# 154  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000821  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

Send Tax Statement to: Bradley A. Mabry  
~~2835 Clubhouse Drive, Gehring, NE 69341~~

*1489 Hogback Bridge Road, Earlham, IA 50072*

Return to: Bradley A. Mabry  
~~2835 Clubhouse Drive, Gehring, NE 69341~~

*1489 Hogback Bridge Road,  
Earlham, IA 50072*

✓  
\$4600.00

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Gabriel R. Cork, single, and Shelby T. Cork, single. (Grantors) do hereby Convey to Bradley A. Mabry (Grantee) the following described real estate in Madison County, Iowa:

All that part of the Southeast ¼ of the Southeast Quarter ¼ of Section 27, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows:

Beginning at a capped iron pin at the Southeast Corner of Parcel "B" of Parcel "A" as recorded in Book 2003 Page 2770 Office of the Madison County, Iowa, Recorder; thence S 00°26'43" W, along the East line of said SE¼ SE¼, a distance of 85.55' to a point; thence N 84°50'05" W a distance of 390.39' to a capped rebar; thence N 83°59'38" W a distance of 515.24' to a capped rebar; thence S 89°46'37" E a distance of 901.89' to the point of beginning. Containing 0.920 acres including 0.640 acres of county road easement;

subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: \_\_\_\_\_

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.

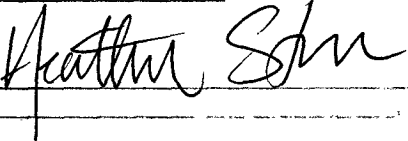
STATE OF IOWA, COUNTY OF MADISON, ss:


Dated: May 28, 2013

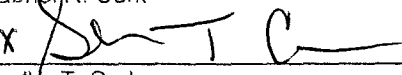
This instrument was acknowledged before me on

May 28, 2013, by

Gabriel R. Cork, single.

, Notary Public

x   
Gabriel R. Cork (Grantor)

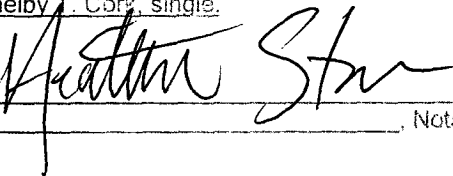
x   
Shelby T. Cork (Grantor)

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on

May 28, 2013, by

Shelby T. Cork, single.

, Notary Public

