



Document 2014 1145

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Date 5/16/2014 Time 7:52 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 152 DOV# 158

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$35,000

### Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

#### Recorder's Cover Sheet

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

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

NI-

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

Kristopher and Joy Porter, 2233 Holliwell Court, Winterset, IA 50273

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

Madison County Realty, 65 Jefferson, Winterset, IA 50273

**Grantors:**

Holliwell Valley Development, Inc.

**Grantees:**

Kristopher E. Porter and Joy L. Porter,

**Legal description:** See Page 2

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$35,000.00---- Dollar(s) and other  
valuable consideration, Holliwell Valley Development, Inc.

a(n) Corporation organized and existing under  
the laws of Iowa does hereby Convey to Kristopher E. Porter and Joy  
L. Porter,

the following described real estate in Madison County, Iowa:  
Lot Seventeen (17) of Holliwell Valley Subdivision, located in the Northeast Quarter (NE 1/4) of  
Section Five (5), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th  
P.M., Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real  
estate by title in fee simple; that it has 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 it  
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as  
may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-  
gular or plural number, according to the context.

Dated: 5-14-14

Holliwell Valley Development, Inc.  
a(n) Corporation

By *Patrick F. Corkrean*  
Patrick F. Corkrean, President

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on this 14<sup>th</sup> day of May, 2014,  
by Patrick F. Corkrean  
as President  
of Holliwell Valley Development, Inc.

*Shawn Nigg*  
Signature of Notary Public

