



Document 2025 2331

Book 2025 Page 2331 Type 03 001 Pages 3
Date 9/02/2025 Time 12:37:29PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$519.20 ANNO
Rev Stamp# 325 DOV# 320 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$325,000⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹
Taxpayer Information: Juanita Beeler, 915 W. Filmore, Winterset, IA 50273

³
Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: PATRICK F. CORKREAN and NANCY M. CORKREAN, Trustees of the Patrick F. Corkrean Revocable Trust; and NANCY M. CORKREAN and PATRICK F. CORKREAN, Trustees of the Nancy M. Corkrean Revocable Trust

Grantees: Juanita Beeler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, PATRICK F. CORKREAN and NANCY M. CORKREAN, Trustees of the Patrick F. Corkrean Revocable Trust; and NANCY M. CORKREAN and PATRICK F. CORKREAN, Trustees of the Nancy M. Corkrean Revocable Trust does hereby Convey to Juanita Beeler, the following described real estate in Madison County, Iowa:

Lot Twenty-three A (23A) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 9/1/25.

PATRICK F. CORKREAN and NANCY M. CORKREAN, Trustees of the Patrick F. Corkrean Revocable Trust; and NANCY M. CORKREAN and PATRICK F. CORKREAN, Trustees of the Nancy M. Corkrean Revocable Trust

By

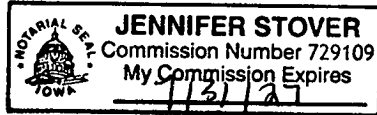
Patrick F. Corkrean, as Trustee

By

Nancy M. Corkrean, as Trustee

STATE OF IOWA, COUNTY OF MADISON

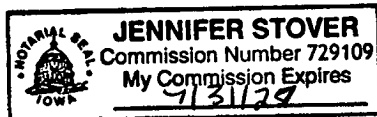
This record was acknowledged before me on 9/11/25,
by Patrick F. Corkrean, Trustee of the above-entitled trusts.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/11/25,
by Nancy M. Corkrean, Trustee of the above-entitled trusts.



[Signature]
Signature of Notary Public