

\$256,000.00

BK: 2026 PG: 2099
Recorded: 7/14/2026 at 8:14:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$408.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Michael Keith Schnick and Ashley Schnick, 610 W. Washington Street,
Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----Two Hundred Fifty Six Thousand Dollar(s)---- and other valuable consideration, Philip M. Corkrean, a Single Person, does hereby Convey to Michael Keith Schnick and Ashley Schnick, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Sixteen (16) of West Addition to the Town 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.

Grantor does hereby Covenant with Grantees, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: July 11, 2026.

Philip M. Corkrean
Philip M. Corkrean

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 11, 2026, by Philip M. Corkrean.

Larry Corkrean
Signature of Notary Public

