



Document 2016 2525

Book 2016 Page 2525 Type 03 001 Pages 2

Date 8/31/2016 Time 10:17:32AM

Rec Amt \$12.00 Aud Amt \$20.00

INDX
ANNO
SCANLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Patricia Ann Corkrean, 1527 W. Court, Winterset, IA 50273

For the consideration of \$1 Dollar(s) and other valuable
consideration, Patricia Ann Corkrean, Singledo hereby Convey to
Patricia Ann Corkrean, Trustee of the Patricia Ann Corkrean Revocable Trust dated August 23, 2016.the following described real estate in
Madison County, Iowa: See description attached.

This deed is exempt according to Iowa Code 428A.2(21).

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 on Aug 30, 2016

Patricia Ann Corkrean (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 30, 2016, by Patricia Ann
Corkrean
Signature of Notary Public

Addendum

An undivided one-half interest in and to:

The West One-half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{2}$) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., EXCEPT Commencing at the Northwest Corner of the Southwest Quarter ($SW\frac{1}{4}$) of Section three (3), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North $84^{\circ}24'$ East 700.9 feet along the North line of said Southwest Quarter ($SW\frac{1}{4}$), thence South $3^{\circ}48'$ East 196 feet; thence South $84^{\circ}24'$ West 135 feet; thence South $3^{\circ}48'$ East 135.5 feet; thence South $84^{\circ}24'$ West 588 feet to the West line of said Southwest Quarter ($SW\frac{1}{4}$), thence North 333 feet to the Point of Beginning, containing 4.9956 acres, including 0.5309 acres of County Road right-of-way.

AND

Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-two (22), and the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), EXCEPT Commencing at the Southeast Corner of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence West 1029.8 feet; thence North 55.0 feet to the point of beginning; thence N $6^{\circ}29'$ E 560.5 feet; thence N $90^{\circ}00'$ E 385.00 feet; thence S. $6^{\circ}29'$ W 555.0 feet; thence Southwesterly 89.5 feet along a 763.51 foot radius curve concave Northwesterly and having a central angle of $6^{\circ}43'$; thence S $0^{\circ}00'$ 10.0 feet; thence N $90^{\circ}00'$ W 199.8 feet; thence N $0^{\circ}00'$ 10.0 feet; thence N $90^{\circ}00'$ W 96.0 feet to the point of beginning, containing 4.9614 acres. The South line of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

The Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.