



Document 2022 1629

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Date 6/02/2022 Time 7:58:44AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Ruth Ann Kirk, 2967 Mallard Avenue, Lorimor, IA 50149
Taxpayer: Ruth Ann Kirk Revocable Trust, 2967 Mallard Avenue, Lorimor, IA 50149
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED


For the consideration of One Dollar(s) and other valuable consideration, Ruth Ann Kirk, Single, does hereby Convey to Ruth Ann Kirk, Trustee of Ruth Ann Kirk Revocable Trust, the following described real estate in Madison County, Iowa:

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

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: May 28, 2022.

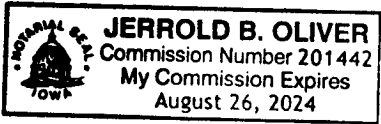

Ruth Ann Kirk, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
Ruth Ann Kirk, single.

May 28, 2022 by

Jerrold B. Oliver
Signature of Notary Public



The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located therein, and more particularly described as follows, to-wit: Commencing at the Northwest Corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), thence South 666 feet to the North bank of Clanton Creek, thence in a Northeasterly direction along the North bank of said Clanton Creek to the Northeast corner of said Southeast Quarter (¼) of the Northwest Quarter (¼), thence West to the place of beginning; **AND** the North Half (½) of the Southwest Quarter (¼) of said Section Seven (7), **EXCEPT** a tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Seven (7), and more particularly described as follows, to-wit: Commencing at the Northwest Corner of the Southwest Quarter (¼) of said Section Seven (7), and running thence South 716.5 feet, thence East 165 feet, thence North 205 feet, thence East 198 feet, thence North 511.5 feet, thence West 363 feet to the point of beginning; **AND** the Northeast Quarter (¼) of the Southeast Quarter (¼) and the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **INCLUDING** Parcel "A" located therein, as shown in Plat of Survey filed in Book 2004, Page 1299 on March 26, 2004, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** all that part thereof lying and being North and East of the public highway, running Southeasterly through said Southeast Quarter (¼) of the Northeast Quarter (¼) and through said Northeast Quarter (¼) of the Southeast Quarter (¼).