



Document 2022 2913

Book 2022 Page 2913 Type 03 001 Pages 2
Date 10/06/2022 Time 10:21:58AM
Rec Amt \$12.00 Aud Amt \$15.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

√ **Taxpayer/Return To:** Robert Kirkland, 1878 330th Street, Lorimor, IA 50149
Preparer: Loretta L. Harvey, 109 W Montgomery Street, Creston, IA 50801; (641) 782-7051

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Carl K. Kirkland and Peggy A. Kirkland, husband and wife, do hereby** Convey to **Robert Kirkland**, the following described real estate in MADISON County, Iowa:

The Southeast Quarter (SE¹/₄) of Section Twenty-eight (28) and the West Half of the Southwest Quarter (W¹/₂SW¹/₄) of Section Twenty-seven (27); all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **SUBJECT** to the Grantors reserving a life estate in 60 acres of pasture described as:

30 acres, more or less, located in the Northwest Quarter of the Southwest Quarter (NW¹/₄SW¹/₄) and the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M, and

30 acres more or less located in the Southeast Quarter of the Southeast Quarter (SE¹/₄SE¹/₄) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., and the Northeast Quarter of the Southeast Quarter (NE¹/₄SE¹/₄) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa,

AND SUBJECT to a life estate in the house and building site located in the Southeast Quarter of the Southeast Quarter (SE¹/₄SE¹/₄) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., and the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M, and

The Southwest Quarter of the Northwest Quarter (SW¹/₄NW¹/₄) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter of the Northeast Quarter (SE¹/₄NE¹/₄) of Section Sixteen (16),

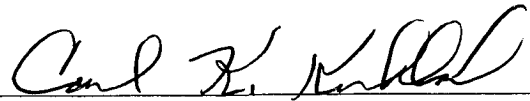
Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPTING THEREFROM** a tract of land described as commencing at the Northeast corner of said 40-acre tract, running thence South 466.7 feet, thence West 466.7 feet, thence North 466.7 feet, thence East 466.7 feet to the place of beginning, **SUBJECT** to first right of refusal to Carla Smith and Raegan Smith to purchase 37 acres, more or less located in the above description at fair market value from Robert Kirkland, his heirs, or assigns.

This deed is exempt from documentary stamps under Chapter 428A.2(21), Code of Iowa.

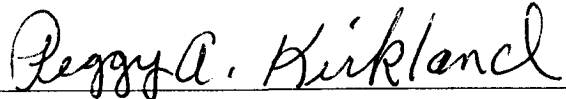
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 10-06-22



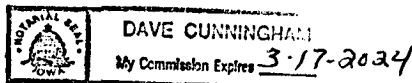
Carl K. Kirkland, Grantor



Peggy A. Kirkland, Grantor

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on October 6, 2022 by Carl K. Kirkland and Peggy A. Kirkland, husband and wife.




Signature of Notary Public