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Rec Amt \$12.00 Aud Amt \$5.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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:

A part of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at a point 482 feet West of the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 16, and running thence North 100 feet, thence West to a point 66 feet West of the West line of said Northeast Quarter of the Northeast Quarter, thence South 100 feet to a point 66 feet West of the Southwest corner of said Northeast Quarter of the Northeast Quarter, thence East along the South line of the North Half of the Northeast Quarter of said Section 16 to the place of beginning, all West of the 5th P.M., Madison County, Iowa.

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: May 2, 2025.

Carl K. Kirkland
Carl K. Kirkland, Grantor

Peggy A. Kirkland
Peggy A. Kirkland, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on May 2nd 2025 by
Carl K. Kirkland and Peggy A. Kirkland, husband and wife.

Dave Cunningham
Signature of Notary Public

