

\$ 188.80

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 000001612

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE RECORDER
TAXES \$ 21.
\$ 188.80
Michelle Utsler
RECORDER
2-23-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPAKED
REC \$ 5.00
AUD \$
R.M.F. \$ 1.00

FILED NO. 003100

BOOK 142 PAGE 261

2000 FEB 23 PM 1:35

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSET, IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100
Dollar(s) and other valuable consideration,

J. LARRY KIRK AND MILDRED KIRK, HUSBAND AND WIFE

do hereby Convey to

BOB W. GIBSON AND PATRICIA D. GIBSON, TENANTS IN COMMON

the following described real estate in MADISON County, Iowa:

NORTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-FOUR (34) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., EXCEPT A TRACT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION THIRTY-FOUR (34), THENCE EAST TWELVE (12) RODS, THENCE NORTH THIRTEEN (13) RODS, THENCE WEST TWELVE (12) RODS, THENCE SOUTH TWELVE (12) RODS TO THE POINT OF BEGINNING.

THIS DEED IS GIVEN IN FULFILLMENT OF THE REAL ESTATE CONTRNACT RECORDED IN BOOK 108 AT PAGE 772.

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.

STATE OF IOWA

Dated: March 25, 1999

MADISON COUNTY,

ss:

On this 25 day of March,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
J. LARRY KIRK AND MILDRED KIRK, HUSBAND
AND WIFE

J. Larry Kirk
J. LARRY KIRK (Grantor)

Mildred Kirk
MILDRED KIRK (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Leonard M. Flander
LEONARD M. FLANDER Notary Public

(This form of acknowledgment for individual grantor(s) only)