

FILED NO. 000176

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2001 JAN 18 AM 11:23

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: **Robert and Sheila Kirkland**

1599 330th Street

Lorimor, Iowa 50149

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one dollar and no/100
Dollar(s) and other valuable consideration,

Robert Kirkland and Sheila Kirkland, husband and wife

do hereby Convey to

Robert Kirkland and Sheila Kirkland,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Fractional Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., AND the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Except Parcel "A", located in the Southeast Quarter of the Southeast Quarter of Section 25, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of Section 25, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 0°14'21" West along the East line of the Southeast Quarter of said Section 25, 685.90 feet; thence South 88°39'04" West, 164.08 feet; thence North 33°50'55" West, 215.79 feet; thence South 43°18'44" West, 410.05 feet; thence South 56°02'48" East, 155.95 feet; thence South 0°17'29" East, 475.80 feet to a point on the South line of said Section 25; thence North 90°00'00" East along the South line of said Section 25, 436.60 feet to the Point of Beginning. Said Parcel contains 7.770 acres, including 0.383 acres of County Road right-of-way.

This Deed is between husband and wife, therefore no Declaration of Value or Groundwater Hazard Statement is required.

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: January 18, 2001

MADISON COUNTY, ss:

On this 18th day of January, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert Kirkland and Sheila Kirkland**

Robert Kirkland (Grantor)

Sheila Kirkland (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.

(Grantor)

(Grantor)

Notary Public

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

