

ENTERED FOR TAXATION
THIS 2 DAY OF July 2002
Jan W. Utsler
Debby Corkran
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Refiled to Add Ann Kirk as co-owner
DO NOT WRITE ABOVE THIS LINE - OFFICIAL USE ONLY

WARRANTY DEED



COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 2nd day of July, 2004,

by first party, Ronald & Ann Kirk, an individual, married unmarried (hereinafter referred to as "Grantor") whose post office / mailing address is

2967 Mallard Ave Louimov, Ia 50149-8008
to the second party, Todd Kirk, an individual, married unmarried (hereinafter referred to as "Grantee") whose post office / mailing address is
2967 Mallard Ave Louimov Ia 50149-8008

WITNESSETH, That the first party, for good consideration and for the sum of

Gift to Son from parents Dollars (\$ _____)

in hand paid, by the said second party, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Madison, State of Iowa, and warrant the title against all persons whomsoever, to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book _____, Page _____, Document No. _____, of the Recorder of _____ County.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

NOT TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the above described property owned by Grantor, which are hereby reserved by Grantor.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantee and Grantee's heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

THE PROPERTY BEING CONVEYED:

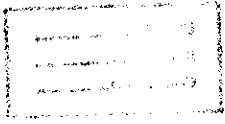
- is not a part of the homestead of Grantor, or
- is a part of the homestead of Grantor,

and if Grantor is married, the conveyance is joined by both Husband and Wife with both Husband and Wife hereby releasing all rights of dower.

ENTERED FOR TAXATION
THIS 9 DAY OF Aug 2004
Jan W. Utsler
Debby Corkran
DEPUTY RECORDER

Inst. No. 3686 Filed for Record this 9th day of August 2004 at 10:06 AM
Book 2004 Page 3686 Recording Fee \$ 22.00 Michelle Utsler, Recorder, By Jan W. Utsler Deputy

STATE OF IOWA, ss.
MADISON COUNTY,



Document 2004 3686

Book 2004 Page 3686 Type 03 01 Pages 3

Date 8/09/2004 Time 10:06 AM

Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

TAXES for tax year 2004 shall: be prorated between Grantor and Grantee as of the date of execution be paid by Grantor be paid by Grantee.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Ann Kirk
ANN KIRK

Ronald L Kirk
Signature of Grantor
Ronald L. Kirk
(Print name of Grantor)

State of Iowa
County of Madison

On this 2nd day of July, 2004, before me personally appeared Ronald L and Ann Kirk, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he / she executed the same as his her free act and deed.

Joyce E Binns
Signature of Notary
My Commission Expires on 1-10-05

Joyce E Binns
Print Name (Seal)



PREPARER

This document prepared/drafted under the supervision of the following Iowa attorney OR by a party to this instrument whose name and address appear below.

Signature: Ronald L. Kirk
Name: Ronald L. Kirk Company/Firm: _____
Address: 2967 Mallard Ave
City: Corridor State: Iowa Zip: 50149-8008
Phone: (515) 462 3059

Please return to the preparer, at the address above, after recording

SEND TAX STATEMENTS TO GRANTEE:

Name(s): Ronald L. Kirk
Address: 2967 Mallard Ave
Corridor-Iowa-50149-8008

**DESCRIPTION OF PROPERTY
FOR WARRANTY DEED DATED**

, 20_____

Grantor: _____ Grantee: _____

LEGAL DESCRIPTION:

Parcel "A" in the Northeast Quarter of the Southeast Quarter and the Southeast of the Northeast Quarter of Section 12, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°07'41" East 686.64 feet along the West of said Southeast Quarter of the Northeast Quarter to the centerline of a County Road; thence Southerly 176.93 feet along a 250.00 foot radius curve concave easterly with a 173.26 foot chord bearing South 20°08'48" East; thence South 40°25'17" East 521.11 feet along said centerline; thence Southeasterly 379.26 feet along a 1500.00 foot radius curve concave Northeasterly with a 378.26 foot chord bearing South 47°39'51" East; thence South 54°54'25" East 223.27 feet along said centerline; thence South 40°46'51" West 231.56 feet; thence North 58°43'22" West 830.72 feet to the Point of Beginning containing 7.157 acres including 0.708 acres of County Road Right-of-way.

Grantor: _____