

REAL ESTATE TRANSFER
TAX PAID 44
 STAMP #
 \$ 519.20
Michelle Utsler
RECORDER
4-23-02 Madison
DATE COUNTY

REC \$ 5.00
 AUD \$ 15.00
 R.M.F. \$ 1.00

COMPUTER ✓
RECORDED ✓
COMPARED _____

001924
 FILED NO. _____
 BOOK 2002 PAGE 1924
 2002 APR 23 PM 12:05
 (12:05 PM)
 NICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
 Individual's Name Street Address City Phone



Address Tax Statement: Ronald S. Davis
Box 23, Macksburg, IA 50155

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Three Hundred Twenty Five Thousand and NO/100-----
 Dollar(s) and other valuable consideration,
WARREN R. KIRKLAND and BETTY ANN KIRKLAND, Husband and Wife

do hereby Convey to
RONALD S. DAVIS

the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-eight (28), excepting therefrom a tract described as follows: Commencing 515 feet West of the Southeast Quarter (1/4) of Section 28, Township 74 North, Range 29, Madison County, Iowa, running thence North 527 feet, thence West 425 feet, thence South 527 feet, thence East along the Section line to the point of beginning, containing approximately 5.14 acres, and the East Half (1/2) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the South Half (1/2) of the Northwest Quarter (1/4) and the West (1/2) of the Northeast Quarter (1/4) except a tract in the Southeast corner thereof used for church and cemetery purposes and being 16 rods East and West and 20 rods North and South, and the Southwest Quarter (1/4) of Section Twenty-nine (29), and all that part of the East Half (1/3) of the Southeast Quarter (1/4) of Section Thirty (30) lying East of the public highway; all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

This instrument is in fulfillment of a real estate sales contract dated December 2, 1994 and filed for record on February 2, 1995 in the Madison County Recorder's Office in Deed Record Book 133 at Page 792.

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 _____, ss:

Dated: April 22, 2002

MADISON COUNTY,

On this 22nd day of April, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Warren R. Kirkland and Betty Ann Kirkland

Warren R. Kirkland
 WARREN R. KIRKLAND (Grantor)

Betty Ann Kirkland
 BETTY ANN 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)

John E. Casper
 Notary Public

 (Grantor)

(This form of acknowledgment is for individual grantors only.)

