

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ 12.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 148.00
Michelle Utolich
RECORDER
1-16-95 DATE
Madison COUNTY

FILED NO: 1831
BOOK 133 PAGE 743
95 JAN 16 PM 3:53
MICHELLE UTOLICH
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of NINETY-THREE THOUSAND-----(\$93,000)-----
Dollar(s) and other valuable consideration,
Esther L. Read, Single

do hereby Convey to
Warren R. Kirkland and Betty A. Kirkland

the following described real estate in Madison County, Iowa:

The South Half (S 1/2) of the Northwest Quarter (NW 1/4); the West Half (W 1/2) of the Northeast Quarter (NE 1/4); the West Half (W 1/2) of the Southwest Quarter (SW 1/4); the North 50 acres of the East Half (E 1/2) of the Southwest Quarter (SW 1/4); the West 15 acres of the South 30 acres of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), except a tract in the Southeast corner of said West Half (W 1/2) of the Northeast Quarter (NE 1/4) used for Church and Cemetery purpose, and being 16 rods East and West and 20 rods North and South; and all that part of the East Half (E 1/2) of the Southeast Quarter (SE 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, except roads, and except pipeline easement.

This Deed is given in fulfillment of Real Estate Contract dated December 29, 1972, and filed for record January 4, 1973, at Book 102, Page 670, in the office of the Madison County Recorder

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 12, 1995

ss:

MADISON COUNTY,

On this 12 day of January,
1995, before me, the undersigned, a Notary Public in and for said State, personally appeared
Esther L. Read

Esther L. Read
Esther L. Read (Grantor)

(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.

Carol Kiernan
Carol Kiernan
Notary Public
This form of acknowledgment for individual grantor(s) only

(Grantor)

(Grantor)

DEED RECORD 133

743