

ORIGINAL

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER	
TAX PAID <u>18</u>	
STAMP	
<u>\$ 197.50</u>	
<u>T. John Henry</u>	
RECORDER	<u>M. Johnson</u>
DATE	<u>1-16-95</u>
	COUNTY <u>Madison</u>

FILED NO. 1832

BOOK 133 PAGE 744

95 JAN 16 PM 3:54

MICHELLE LITSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE HUNDRED TWENTY-FOUR THOUSAND-----(\$124,000.00)
Dollar(s) and other valuable consideration,

T. John Henry and Bernice L. Henry, Husband and Wife,

do hereby Convey to

Warren R. Kirkland and Betty Ann Kirkland

the following described real estate in Madison County, Iowa:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., excepting therefrom a tract described as follows: Commencing 515 feet West of the Southeast Corner of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) in Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., 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.

This Deed is given in fulfillment of a Real Estate Contract dated and filed for record on December 4, 1978, at Book 108, Page 438 in the Office of the Madison County Recorder, which was then Amended by written Amendment dated 12/28/78 and recorded 1/4/79 at Book 108, Page 500 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

MADISON COUNTY, ss:

On this 15th day of January, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared T. John Henry and Bernice L. Henry

T. John Henry
T. John Henry (Grantor)

Bernice L. Henry
Bernice L. Henry (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)

[Signature]

Notary Public

(Grantor)

(This fact to be known to the grantor(s) only)

