

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

FILED NO. 62
BOOK 134 PAGE 443
95 JUL 10 AM 9:55
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPALED ✓

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One and no/100----- (\$1.00) Dollar(s) and other valuable consideration, (less than \$500.00) Ruby I. Kirk and Gerdon H. Kirk, wife and husband,

do hereby Convey to Gerdon H. Kirk, a life estate, for and during his natural life and subject to said life estate the remainder interest to J. Michael Decker.

the following described real estate in MADISON County, Iowa:

Commencing at a point 568 feet North of the Southeast Corner of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 144 feet, thence North 720 feet, thence East 144 feet, thence South along the East line of said Section Twenty-six (26) to the point of beginning, together with easement for present drain from house extending West from the tract of real estate above described for a distance of approximately 25 feet, which easement shall be construed to be a covenant running with the land, AND the West Half W 1/2 of the Southwest Quarter (SW 1/4) of Section Twenty-five (25) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except former school lot commencing 495 feet West of the Southeast Corner of said 80-acre tract and running thence North 153.78 feet, thence West 153.78 feet, thence South to the South line of said 80-acre tract, thence East to the point of beginning.

Consideration for this is less than \$500.00 and no declaration of value or groundwater 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, ss: MADISON COUNTY, On this 7 day of JULY, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerdon H. Kirk

Dated: July 7, 1995
Gerdon H. Kirk
Gerdon H. Kirk, as Attorney-in- Fact for Ruby I. Kirk (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.

Gerdon H. Kirk (Grantor)
Gerdon H. Kirk (Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

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

