

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters, P.C.  
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 9  
STAMP #  
\$ 111.30  
*Michelle Utzler*  
RECORDER  
3-1-96 Madison  
DATE COUNTY

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

FILED NO. 2360  
BOOK 136 PAGE 12  
96 MAR - 1 PH 1:36  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 515/462-3731  
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of SEVENTY THOUSAND----- (\$70,000.00)  
Dollar(s) and other valuable consideration,  
GEORGE D. KIRKLAND, TRUSTEE of the George D. Kirkland Trust Under  
Agreement dated 2/16/93; AND, BETTY J. KIRKLAND, TRUSTEE of the  
Betty J. Kirkland Trust Under Agreement dated 2/16/93

do hereby Convey to  
An undivided one-half interest to Larry D. Watts and Laura M. Watts  
AND

An undivided one-half interest to Russell J. Schoenauer  
the following described real estate in Madison County, Iowa:

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the  
Southeast Quarter (SE 1/4) of Section Twenty-two (22), and the  
South Half (S 1/2) of the Northwest Quarter (NW 1/4) and the West  
27 rods of the North 4 rods of the Northwest Quarter (NW 1/4) of  
the Southwest Quarter (SW 1/4) of Section Twenty-three (23), all in  
Township Seventy-four (74) North, Range Twenty-nine (29) West of  
the 5th Principal Meridian, Madison County, Iowa

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: February 15, 1996

MADISON COUNTY, ss:  
On this 15<sup>th</sup> day of February,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
George D. Kirkland and Betty J.  
Kirkland

*George D. Kirkland*  
George D. Kirkland (Grantor)

*Betty J. Kirkland*  
Betty J. 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.

*H.A. Bolt*  
Notary Public

(Grantor)

(Grantor)

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

H.A. BOLTON  
COMMISSION EXPIRES  
2-30-96