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FILED NO. 2654

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97 APR -3 PM 2:39

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

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Gordon K. Darling

53 Jefferson St.

Winterset

515/462-2442

Individual's Name

Street Address

City

Phone



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-two Thousand and No/100-----(\$52,000)-
Dollar(s) and other valuable consideration,
Ralph Kirkland and Leona J. Kirkland, Husband and Wife,

do hereby Convey to
Daniel B. Woods and Cindy M. Woods, Husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

North Half of the Southwest Quarter (N1/2SW1/4) of Section
Twenty-seven (27), Township Seventy-four (74) North, Range
Twenty-nine (29) West of the 5th P.M., 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: April 1 - 1997

Madison COUNTY, ss:

On this 1st day of April,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ralph Kirkland and Leona
Kirkland

Ralph Kirkland
Ralph Kirkland (Grantor)

Leona Kirkland
Leona 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)

Orpha O. Foreman

Notary Public

(Grantor)

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

