

PAID ✓

FILED NO 1509

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97 OCT 14 PM 1:26

REC \$ 5.00

AUD \$ 5.00

RMF \$ 1.00

MICHELLE UTOL  
RECORDER  
MADISON COUNTY IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

For the consideration of ONE ----- (\$1.00)  
Dollar(s) and other valuable consideration,  
GEORGE D. KIRKLAND, Trustee of the George D. Kirkland Trust under  
agreement dated February 16, 1993, and BETTY J. KIRKLAND, Trustee  
of the Betty J. Kirkland Trust under agreement dated February 16,  
do hereby Convey to  
KIRKLAND FARMS PARTNERSHIP,

the following described real estate in Madison County, Iowa

Parcel "A", located in the Northwest Quarter of the Northwest Quarter of Section 24,  
Township 74 North, Range 29 West of the 5th P M , Madison County, Iowa, more  
particularly described as follows

Beginning at the Northwest corner of Section 24, Township 74 North, Range 29 West of the  
5th P M , Madison County, Iowa, thence South 89°17'08" East along the North line of the  
Northwest Quarter of said Section 24, 300 00 feet, thence South 0°00'00" West, 682 27 feet,  
thence North 89°17'08" West, 300 00 feet to a point on the West line of the Northwest  
Quarter of said Section 24, thence North 0°00'00" East along the West line of the Northwest  
Quarter of said Section 24, 682 27 feet to the Point of Beginning Said Parcel contains 4 698  
acres, including 0 636 acres of County Road right-of-way

The consideration for this Deed is less than \$500 This Deed is exempt from the Iowa  
Transfer Tax pursuant to Iowa Code Section 428A 2(15)

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,  
Madison COUNTY, SS  
On this 12<sup>th</sup> day of October,  
19 97, before me, the undersigned, a Notary  
Public and for said State, personally appeared  
George Kirkland  
Betty Kirkland

Dated Oct 12, 1997  
George D. Kirkland Trustee  
George D. Kirkland, Trustee (Grantor)  
Betty J. Kirkland, Trustee  
Betty J. Kirkland, Trustee (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

Marcia Gibson  
Notary Public

(Grantor)  
(Grantor)

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

