

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REC \$ 5.00
AUD \$ 5.00

REAL ESTATE TRANSFER	
TAX PAID	<u>07</u>
STAMP #	
\$ <u>36</u>	
<i>M. J. Utzler</i>	
RECORDER	
DATE <u>7-31-92</u>	COUNTY <u>Madison</u>

COMPARED

FILED NO. 294
BOOK 130 PAGE 214
92 JUL 31 AM 10:00
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

(\$22,608.39)

For the consideration of Twenty-two Thousand Six Hundred Eight and 39/100-----
Dollar(s) and other valuable consideration, Carl K. Kirkland and Peggy A. Kirkland,
husband and wife,

do hereby Convey to Ralph G. Kirkland and Leona J. Kirkland, 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:

The Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, excepting therefrom a tract of land described as follows: Commencing at the Northeast corner of said forty-acre tract, running thence South 466.7 feet, thence West 466.7 feet, thence North 466.7 feet, thence East 466.7 feet to the place of beginning, AND

A part of the North Half of the Northeast Quarter of Section 16 in Township 74 North, Range 29, West of the 5th P.M., described as follows: Commencing at a point 482 feet West of the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 16, and running thence North 100 feet, thence West to a point 66 feet West of the West line of said Northeast Quarter of the Northeast Quarter, thence South 100 feet to a point 66 feet West of the Southwest corner of said Northeast Quarter of the Northeast Quarter, thence East along the South line of the North Half of the Northeast Quarter of said Section 16 to the place of beginning, all West of the Fifth 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 ss:
MADISON COUNTY,

Dated: JULY 30, 1992

On this 30th day of July, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Carl K. Kirkland and Peggy A. Kirkland

Carl K. Kirkland
Carl K. Kirkland (Grantor)
Peggy A. Kirkland
Peggy A. 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.

Jane A. Dawson
Notary Public

(Grantor)
(Grantor)

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

