



WARRANTY DEED

Know All Men by These Presents: That Richard Kirk and Mary Kirk,
husband and wife

in consideration
of the sum of Thirty-one Thousand Five Hundred and no/100 ----- (\$31,500.00)
in hand paid do hereby Convey unto Michael L. Watson

Grantees' Address: _____
the following described real estate, situated in Madison County, Iowa, to-wit:

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 25, and the North Half of the Northeast Quarter of the Northwest Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 36, and the Northwest quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 36, all in Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, except Railroad right-of-way presently owned by Chicago & Northwestern Transportation Company. Also subject to approximately 33 acres having been placed in U. S. Government Conservation Reserve Program. Buyer to receive Conservation Reserve Program payment and rents for 1987 crop year and thereafter. Sellers retain the right to the Conservation Reserve Program bonus payment payable in 1987 and the right to the oats and straw crop, if any, on said premises.

REAL ESTATE TRANSFER
TAX PAID 42
STAMP #
\$ 34 10
Mary E. Welty
RECORDER
5-22-87 Madison

Fee \$5.00
Transfer \$5.00

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1987 MAY 22 AM 11:03

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

And the grantors do hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 21st day of May, 19 87.

STATE OF IOWA
Madison COUNTY, SS:

Richard Kirk
Richard Kirk

On this 21st day of May, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Kirk and Mary Kirk

Mary Kirk
Mary Kirk

(Grantor's address)

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.

Shirley A. Webster
.....Shirley A. Webster....., Notary Public in and for the State of Iowa

SHIRLEY A. WEBSTER
MY COMMISSION EXPIRES
August 15, 1987

Print
type
or
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names
under
signa-
ture
as per
Sec.
335.2
Code of
Iowa