

FILED NO. 2077

BOOK 138 PAGE 269

97 DEC -1 PM 1:02

REAL ESTATE TRANSFER TAX PAID 4 STAMP # \$138.40/xx Michelle Utzler RECORDER 12-01-97 Madison COUNTY DATE COUNTY

REC 10.00

AUD 5.00

R.M.F. 1.00

MICHELLE UTZLER RECORDER MADISON COUNTY, IOWA

COMPUTER RECORDED COMPARED

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 EIGHTY-SEVEN THOUSAND (\$87,000) Dollar(s) and other valuable consideration, KIRKLAND FARMS PARTNERSHIP

do hereby Convey to JONATHAN TRACY

the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence South 89°17'08" East along the North line of the Northwest Quarter (NW 1/4) of said Section Twenty-four (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 (NW 1/4) of said Section Twenty-four (24); thence North 00°00'00" East along the West line of the Northwest Quarter (NW 1/4) of said Section Twenty-four (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,

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 COUNTY, ss:

Dated: Nov 28, 1997

On this day of 19, before me, the undersigned, a Notary Public in and for said State, personally appeared

George D. Kirkland, Partner (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)

(Grantor)

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

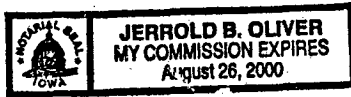
(Grantor)

THE IOWA STATE BAR ASSOCIATION Official Form No. 191 ISBA# 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa

STATE OF IOWA _____, COUNTY OF MADISON _____, ss:

On this 28 day of November, 19 97, before me, the undersigned, a Notary Public in and for the said State, personally appeared George D. Kirkland _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of Kirkland Farms Partnership _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Jerrold B. Oliver
_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of partnerships