



Document 2014 192

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

### RECORDER'S COVER SHEET

Recorder's Cover Sheet

#### Preparer Information:

Rachelle L.K. Johnson, PO Box 69, 204 E. Liberty St., Montezuma, IA 50171, Phone: (641) 623-2889

#### Taxpayer Information:

#### Return Address

Johnson Law Firm, P.C., PO Box 69, Montezuma, IA 50171

Grantors: Gary Kiernan

Grantees: Matthew J. Kiernan, Daniel P. Kiernan, Peter J. Kiernan, Michael J. Kiernan

#### Legal Description:

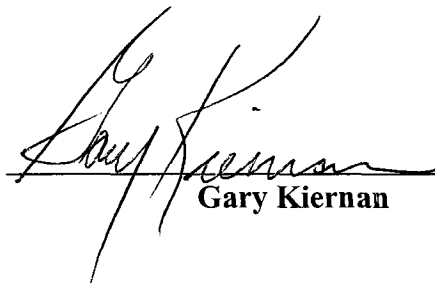
Government Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** the East Half (1/2) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following five parcels, to-wit:

1. Parcel "B" located in said Lot Two (2) as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
2. That part of Parcel "A" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
3. The North 30 feet of the East 322.5 feet of said Lot Six (6);
4. Parcel "C" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa;
5. Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24), containing 19.51 acres, as shown in Plat of Survey filed in Book 2, Page 480 on July 5, 1994 in the Office of the Recorder of Madison County, Iowa.

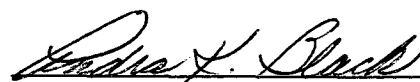
Document or instrument number if applicable:

I, Gary Kiernan, state that I am the owner of approximately 174 acres of land located in Madison County, Iowa (See: Attached Appraisal); and, that my four sons, Matthew J. Kiernan, Daniel P. Kiernan, Peter J. Kiernan and Michael J. Kiernan, share equally in an undivided 60 acres of this land.

Dated this 18th day of July, 2001.

  
\_\_\_\_\_  
Gary Kiernan

Subscribed and sworn to before me this 18th day of July, 2001

  
\_\_\_\_\_  
Notary Public      Comm. Exp 8-31-01



# *Watts Appraisals*

P.O. Box 336 Winterset, IA. 50273-0336 Phone 515-462-3704 Fax 515-462-2731

April 23, 2001

Gary Kiernan  
Kiernan Construction  
315 West Lane  
Winterset, IA. 50273

Dear Mr. Kiernan

Per your request I have inspected the following properties.

1. A Commercial Warehouse Buildings located on 5.64 acres of land, in Section 35, Township 76 North, Range 28 West, Madison County Iowa. One building is 100ft. x 48ft. with a concrete slab 100ft. x 63ft., in addition a 40ft. x 56ft. Storage Building. These buildings appear to very serviceable. These building, have all needed city services, and are located on Highway 92 on the West edge of Winterset, Iowa. The value of these buildings would be between \$70,000.00 and \$75,000.00.
2. A rental house also located near the warehouse buildings. This ranch style home was built in 1983. Containing 864 square feet of living area with a full basement. The home has 2 bedrooms, 1 full bath and is air-conditioned. This home has a value of \$72,500.00 to \$77,500.00.
3. A 400-acre farm located in Section 19, Township 77 North, Range 26 West, and Section 24. Township 77 North, Range 27 West, Madison County Iowa. This farm is in an area of Madison County that has experienced a very good demand for land to be used in Rural Development. This farm has a value of between \$3,000.00 and \$3,200.00 per acre or a total of \$1,240,000.00.

If you have any questions please do not hesitate to contact me.

Sincerely



Larry Watts  
Principal