



Document 2014 943

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$44.00

Rev Stamp# 123

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ INDX
✓ ANNO
SCAN
CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Richard J. Murphy, 116 W. Jefferson St. PO Box 338, Osceola, IA 50213, Phone: (641)
342-2712

Taxpayer Information: (Name and complete address)

Terry and Roland Garner 1143 230th Avenue New Virginia, IA 50210

✓ **Return Document To:** (Name and complete address)

Terry and Roland Garner 1143 230th Avenue New Virginia, IA 50210

Grantors:

Frank Kirk

Grantees:

Terry Garner
Roland Garner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration,
Frank Kirk, a single person

Terry Garner and Roland Garner, wife and husband do hereby Convey to

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

See 1 in Addendum

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.

Dated: April 8, 2014

Frank Kirk
Frank Kirk (Grantor)

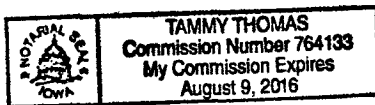
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me this 8th day of April, 2014, by
Frank Kirk



Tammy Thomas
Signature of Notary Public

Addendum 1/2

1. MADISON

The Southeast One-fourth of the Southeast Quarter (SE1/4SE1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa. Approximately Four (4) acres.

This deed is given in completion of a real estate contract recorded May 17, 2004 in Book 2004, Page 2271.

CLARKE

That portion of the following described real property which is West of the Eastern boundary of the said property and East of the fence that currently runs near the Eastern boundary of said property:

The Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section One (1), Township Seventy-three (73) North, Range Twenty-six (26) West of the 5th P.M., Clarke County, Iowa.

AND

The Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section One (1), Township Seventy-three (73) North, Range Twenty-six (26) West of the 5th P.M., and all that part of the Northwest One-quarter of the Northwest One-quarter (NW1/4NW1/4) of Section Six (6), Township Seventy-three (73) North, Range Twenty-five (25) West of the 5th P.M. lying West of the Interstate 35, all in Clarke County, Iowa

This deed is given in completion of a real estate contract recorded September 24, 2003 in Book 92, Page 446.

WARREN

A strip of land 25 feet in width and approximately 240 rods in length, situated parallel with and immediately adjacent to the West right-of-way line of Interstate Route .02 and also known as Federal Highway No. 35 as now located in the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., subject to the right of previous grantors, their successors and assigns to use said strip of land as a means of ingress and egress to and from all that portion of the Northwest Quarter (NW1/4) and all that portion of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section, Township, and Range, lying West of said Federal Highway as now located, Warren County, Iowa

AND

Also the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., except that portion previously conveyed for highway purposes, Warren County, Iowa.

This deed is given in completion of a real estate contract recorded May 17, 2004 in Book 2004, Page 3608.