



Document 2014 2500

Book 2014 Page 2500 Type 03 001 Pages 2
Date 10/03/2014 Time 3:19 PM
Rec Amt \$12.00 Aud Amt \$15.00
Rev Transfer Tax \$217.60
Rev Stamp# 352 DOV# 374

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Jerrold B. Oliver

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

Return To: Drew Vanlaar, 1222 W. Washington Street, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Drew Vanlaar, 1222 W. Washington Street, Winterset, IA 50273



WARRANTY DEED

For the consideration of \$136,500.00 Dollar(s) and other valuable consideration,
Ruth Ann Kirk, Single

do hereby

Convey to Van Laar Farms, LLC

the

following described real estate in Madison County, Iowa:
See Exhibit "A" attached.

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.

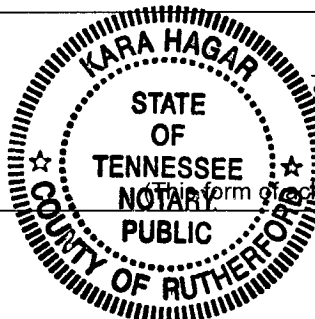
Dated: 10-1-14

Ruth Ann Kirk
Ruth Ann Kirk (Grantor)

(Grantor)

STATE OF TENNESSEE, COUNTY OF Rutherford

This record was acknowledged before me this 1 day of October, 2014, by Ruth Ann Kirk



Kara Hagar
Signature of Notary Public

This form of acknowledgment for individual grantor(s) only

All that part of the Southeast Quarter (¼) of the Southeast Quarter of Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying East of the right of way of the Chicago, Rock Island and Pacific Railroad Company; **EXCEPT** Parcel "A", located therein, containing 10.001 acres, as shown in Plat of Survey filed in Book 3, Page 130 on September 17, 1997 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "B" located in the East Half (½) of the Northeast Quarter (¼) of Section Ten (10), and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Eleven (11), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 32.080 acres, as shown in Plat of Survey filed in Book 2, Page 414 on September 17, 1993, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** Parcel "F", located therein, containing 1.28 acres, as shown in Plat of Survey filed in Book 2012, Page 3759 on December 11, 2012, in the Office of the Recorder of Madison County, Iowa; **AND** the South 170 feet of Parcel "A", said Parcel "A" being located in the East Half (½) of the Northeast Quarter (¼) of Section Ten (10), and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Eleven (11), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 412 on August 26, 1993, in the Office of the Recorder of Madison County, Iowa (said South 170 feet includes Parcel "F", containing 1.28 acres, as shown in Plat of Survey filed in Book 2012, Page 3759 on December 11, 2012, in the Office of the Recorder of Madison County, Iowa),

