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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: Ruth Ann Kirk, 2967 Mallard Avenue, Lorimor, IA 50149

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Ruth Ann Kirk, 2967 Mallard Avenue, Lorimor, IA 50149



WARRANTY DEED

For the consideration of \$1 Dollar(s) and other valuable consideration,
Todd Kirk and Tonya Kirk, Husband and Wife

do hereby

Convey to Ruth Ann Kirk

the

following described real estate in Madison County, Iowa:
See attached description.

This deed is exempt according to Iowa Code 428A.2(21).

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: 5-13-15

Todd Kirk

Todd Kirk

(Grantor)

Tonya Kirk

Tonya Kirk

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 13th day of May, 2015, by Todd Kirk
and Tonya Kirk



Kim Leonard
Signature of Notary Public

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

**DESCRIPTION OF PROPERTY
FOR WARRANTY DEED DATED**

Grantor: _____, 20____
Grantee: _____

LEGAL DESCRIPTION:

Parcel "A" in the Northeast Quarter of the Southeast Quarter and the Southeast of the Northeast Quarter of Section 12, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°07'41" East 686.64 feet along the West of said Southeast Quarter of the Northeast Quarter to the centerline of a County Road; thence Southerly 176.93 feet along a 250.00 foot radius curve concave easterly with a 173.26 foot chord bearing South 20°08'48" East; thence South 40°25'17" East 521.11 feet along said centerline; thence Southeasterly 379.26 feet along a 1500.00 foot radius curve concave Northeasterly with a 378.26 foot chord bearing South 47°39'51" East; thence South 54°54'25" East 223.27 feet along said centerline; thence South 40°46'51" West 231.56 feet; thence North 58°43'22" West 830.72 feet to the Point of Beginning containing 7.157 acres including 0.708 acres of County Road Right-of-way.

Grantor: _____