

BK: 2021 PG: 1294
Recorded: 3/30/2021 at 1:12:27.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
LISA SMITH RECORDER
Madison County, Iowa

Return To: Ryan Kirk ~~1429 Shore St Murray IA 50174~~ 1055 125th Ave, Peru, IA 50222
Taxpayer: Ryan Kirk ~~1429 Shore St Murray IA 50174~~ 1055 125th Ave, Peru, IA 50222
Preparer: Richard J. Murphy, 116 W. Jefferson PO Box 338 Osceola, Iowa 50213, Phone: (641) 342-2712



WARRANTY DEED

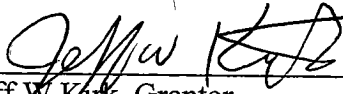
For the consideration of \$1.00 Dollar(s) and other valuable consideration, Jeff W Kirk and Lori Kirk husband and wife do hereby Convey to K & B,L.L.C. the following described real estate in Clarke County, Iowa:

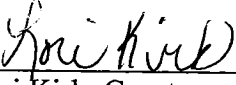
The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa EXCEPT the West 7.75 chains of the North 8.50 chains thereof,

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: 3-28-21

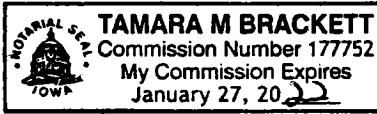


Jeff W Kirk, Grantor


Lori Kirk, Grantor

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on 3-28-21, by Jeff W
Kirk and Lori Kirk.



Tamara M. Brackett
Signature of Notary Public