



Document 2025 1164

Book 2025 Page 1164 Type 03 001 Pages 3

Date 5/13/2025 Time 1:08:07PM

Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$591.20 ANNO

Rev Stamp# 160 DOV# 158 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 370,000.00

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Matthew R. Kirkland and Sarah L. Kirkland, 1005 North St. W,
Macksburg, IA 50155

Return Document To: Matthew R. Kirkland, 1005 North St. W, Macksburg, IA 50155

Grantors: Michael L. Watson and Tina L. Watson

Grantees: Matthew R. Kirkland and Sarah L. Kirkland

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael L. Watson and Tina L. Watson, husband and wife, do hereby Convey to Matthew R. Kirkland and Sarah L. Kirkland, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th PM, Madison County, Iowa, and located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, containing 50.84 acres, more or less, as shown in Plat of Survey filed in Book 2025, Page 686 on March 24, 2025, in the Office of the Recorder of Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

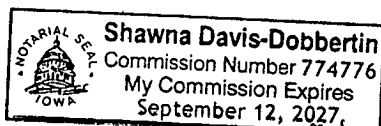
Dated: 5/12/2025

Michael L. Watson

Michael L. Watson, Grantor

Tina L. Watson

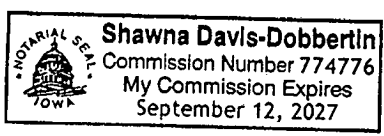
Tina L. Watson, Grantor



Signature of Shawna Davis-Dobbertin

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on May 12, 2025 by Michael L. Watson and Tina L. Watson.



Shawna Davis-Dobbertin
Signature of Notary Public