

REAL ESTATE TRANSFER
TAX PAID 20
STAMP #
\$ 263.20
Michelle Utzler
RECORDER
5-8-02 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. _____
BOOK 2002 PAGE 2215
(PAGE 2215)
2002 MAY -8 PM 2:47
(2:47 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : Gary W. Purdy and Janette M. Purdy
3048 Cumming Road, Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Hundred Sixty-Five Thousand and 00/100
Dollar(s) and other valuable consideration,
Farmers & Merchants State Bank
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Gary W. Purdy and Janette M. Purdy, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in MADISON County, Iowa:
A Parcel of land described as commencing at the North Quarter Corner of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence N 90°00'00" E 91.66 feet along the North line of the Northeast Quarter (¼) of said Section Thirty-five (35) to the Point of Beginning, thence continuing N 90°00'00" E 1455.09 feet to a point on the northerly right-of-way line of U.S. Highway 169 and Iowa Highway 92; thence along said Highway right-of-way S 62°33'48" W 524.71 feet; thence N 83°44'36" W 280.32 feet; thence S 4°04'30" W 8.95 feet to the centerline of a county road; thence along said county road centerline Northwesterly 612.81 feet along a 818.50 feet radius curve concave Southerly, with a 598.59 feet long chord bearing N 68°26'30" W; thence N 89°55'31" W 153.39 feet to the Point of Beginning containing 3.6298 acres including 1.4839 acres of County Road right-of-way easement; and A Parcel of land described as commencing at the South Quarter Corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence N 90°00'00" E 452.74 feet to the Point of Beginning; thence N 00°00'00" 40.00 feet to the North line of a county road right-of-way; thence N 90°00'00" E 858.96 feet along the North line of a vacated county road right-of-way; thence S 00°00'00" 40.00 feet to the South line of the Southeast Quarter (¼) of said Section Twenty-six (26); thence N 90°00'00" W 858.96 feet to the Point of Beginning containing 0.7888 acres including 0.0571 acres of county road right-of-way easement.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

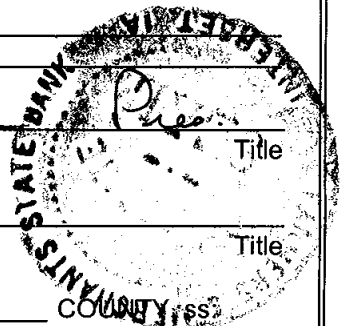
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Farmers & Merchants State Bank
a(n) Iowa corporation

Dated: 5-6-02

By James W. Mease
James W. Mease, President Title

By _____
Title



STATE OF IOWA, MADISON COUNTY, Iowa
On this _____ day of May 2002 before me, the undersigned, a Notary

Public in and for said State, personally appeared James W. Mease
~~and~~ ~~XX~~ to me personally known, who being by me
duly sworn, did say that he is the President
~~and~~ ~~XX~~, respectively, of said corporation;
that ~~(no seal has been procured by the said)~~ (the seal affixed thereto is the seal of said) corporation that
said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of
Directors; and that the said James W. Mease ~~xxxx~~
~~XX~~ as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily
executed.



Staci Shortt
Notary Public