

REC \$ 10<sup>12</sup>  
AUD \$ 10<sup>13</sup>  
R.M.F. \$ 10

FILED NO. 3587  
BOOK 141 PAGE 199  
99 MAR -3 PM 1:26  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

Do no write or type above this line; for record use only.

FORM 5087 (12-98)

RETURN TO Farm Credit Services of America  
PREPARER: P.O. Box 520, Perry, IA 50220

Neila Henson  
515/465-5671

CTL2: 300

CTL3: 164

CIF: 31607

Note #: 201

Farm Credit Services of America

### SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That Farm Credit Services of America, FLCA of Omaha, Nebraska, a corporation organized and existing under the laws of the United States of America, GRANTOR, in consideration of ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 DOLLARS and other good and valuable consideration received conveys to GRANTEE, Wayne E. Speer and LaDonna K. Speer, husband and wife, the following described real estate in Madison County, Iowa:

	<u>Sec.</u>	<u>Twp.</u>	<u>Rg.</u>
The South 23.37 Acres of West 26 Acres of the Southeast One-Quarter (SE ¼) of the Southwest One-Quarter (SW ¼)	21		
and the East One-Half (E ½) of the Northwest One-Quarter (NW ¼), and the Southwest One-Quarter (SW ¼) on the Northeast One-Quarter (NE ¼) and that part lying North of Railway in the East One-Half (E ½) of the Southwest One-Quarter (SW ¼)	28		
all in		76N	26W 5 <sup>th</sup> P.M.

This deed is given in fulfillment and satisfaction of a Real Estate Contract dated March 29, 1989, and recorded March 29, 1989, in Book 125, at Page 427, in the office of the Madison County, Iowa, Recorder.

GRANTOR covenants with GRANTEE, only that GRANTOR:

1. is lawfully seized of said real estate and that it is free from encumbrances, except for easements, rights of way, restrictions and reservations of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to said real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under GRANTOR, except as provided above; and
4. has complied with the applicable provisions of the Farm Credit Act of 1971, as amended.

The words and phrases used herein, including the acknowledgment hereof, shall be construed as singular or plural, and masculine, feminine or neuter gender, according to the context.

(This instrument is exempt from transfer taxes or documentary stamp taxes under Iowa Code Section 428A.2(6) and South Dakota Codified Laws Section 43-4-22(2).)

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on the date set out in the acknowledgment.

Seal  
Farm Credit Services of America, FLCA  
CHARTERED  
P.O. Box 520, Perry, IA 50220

By Richard D. Danilson Vice President  
Richard D. Danilson, Vice President

STATE OF IOWA }  
COUNTY OF DALLAS } ss

On this 2nd day of March, 1999, before me, a Notary Public, personally appeared Richard D. Danilson being by me personally known, and duly sworn, did say that he is Vice President of the corporation executing the foregoing instrument;

that the seal affixed to the instrument is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its board of directors; and acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and him.

(SEAL)



*Deanna Edwards*  
\_\_\_\_\_  
Deanna Edwards  
Notary Public in and for said County and State

My commission expires September 30, 2000

