

REC \$ 10.00  
AUD \$ 10.00  
R.M.F. \$ 1.00  
COMPUTER   
RECORDED   
COMPARED

REAL ESTATE TRANSFER  
TAX PAID 52  
STAMP #  
\$ 47.20  
*[Signature]*  
RECORDER  
3-23-98 DATE  
MADISON COUNTY

FILED NO. 3605

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98 MAR 23 PM 2:13

MICHELLE LITSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared by Information Jerrold B. Oliver, P O Box 230, Winterset, (515) 462-3731  
Individual's Name Street Address City Phone



**WARRANTY DEED**  
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY THOUSAND  
Dollar(s) and other valuable consideration,  
FARMERS & MERCHANTS STATE BANK  
a corporation organized and existing under the laws of  
Iowa  
does hereby Convey to  
RHONDA SUE VANDERWATER,

the following described real estate in Madison County, Iowa:  
SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

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

Dated March 23, 1998

By *[Signature]*  
Tim J. Rethmeier, Vice President Title

By \_\_\_\_\_  
Title

STATE OF IOWA, MADISON COUNTY, ss:

On this 23rd day of March, 19 98 before me, the undersigned, a Notary

Public and for said State, personally appeared Tim J. Rethmeier

and VERSE to me personally known, who being by me

duly sworn, did say that they are the Vice President

and \_\_\_\_\_, 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 Tim J. Rethmeier and

\_\_\_\_\_ as such officers, acknowledged the execution

of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily

executed.

*[Signature]*

Notary Public

## EXHIBIT "A"

Commencing at a point 533 feet North and 413 feet East of the West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, said point being Southeast corner of Lot One (1) in Block Five (5) of Barker's Second Addition to Macksburg, Iowa, thence North 416.96 feet to the North line of the right-of-way of the Creston, Winterset, Des Moines Railroad Company, thence West 130 feet, thence North to the North line of said Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Ten (10), thence East 337 feet, thence South to a point East of the place of beginning, thence west to the place of beginning, containing 4.84 acres, (Parcel A), AND a part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Ten (10), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the South line of said 40 acre tract at a point 33 feet South of the Southeast corner of Block Five (5) of Barker's Second Addition to Macksburg, Iowa, and running thence North along the East line of said Addition 533 feet to the Southeast corner of Lot One (1) of said Block Five (5), thence East, parallel with the South line of said 40 acre tract, 24 rods, 12 feet, 8 inches, thence South 533 feet to the South line of said 40 acre tract, thence West to the place of beginning, containing 5 acres (Parcel B), And Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Five (5), all of Barker's Second Addition to Macksburg, Madison County, Iowa