

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM CONSULT YOUR LAWYER

#140,000

REAL ESTATE TRANSFER
TAX PAID 20
STAMP # 20
\$223
Michelle Utsler
RECORDER
2-20-98 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ 5.00
RMF \$ 1.00

FILED NO. 3052

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98 FEB 20 PM 1:47

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John W. Fisher 306 Audubon Street Adair 515-742-5231
Individual's Name Street Address City Phone



WARRANTY DEED
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and NO/100 -----
Dollar(s) and other valuable consideration,

ADAIR FEED AND GRAIN CO.

a corporation organized and existing under the laws of
the State of Iowa

does hereby Convey to

ROBERT D. NEVITT and THOMAS J. NEVITT, as Tenants in Common

the following described real estate in Madison County, Iowa

The North One-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Thirty Feet of the South One-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Section Twenty (20), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa

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 Warranty 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

ADAIR FEED AND GRAIN CO.

Dated February 18, 1998

By Randy C. Crawford
Randy C. Crawford President Title

By _____
Title

STATE OF Iowa ADAIR COUNTY, ss

On this 18th day of February, 19 98 before me, the undersigned, a Notary Public in and for said State, personally appeared Randy C. Crawford

~~and~~ ----- to me personally known, who being by me duly sworn, did say that ~~they are~~ ^{is} the President

~~and~~ ----- ~~respectively~~ of said corporation, that (no seal has been procured by the said) ~~the seal affixed to this text 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 Randy C. Crawford

----- as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by ~~them~~ ^{him} voluntarily executed

JOHN W FISHER
MY COMMISSION EXPIRES
January 10, 1999

John W. Fisher
JOHN W. FISHER
Notary Public