

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

FILED NO 3878
BOOK 138 PAGE 804
98 APR -9 P112: 16
MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

RETURN TO Farm Credit Services,
PREPARER P O Box 520, Perry, IA 50220

Neila Henson
515/465-5671

Do not write above this line - recorder use only

FCBO 5090 (3-96)

CTL2 300 CTL3 164 CIF 31594 Note # 201

Farm Credit Services

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That AgAMERICA, FCB, formerly known as FARM CREDIT BANK OF OMAHA, formerly known as THE FEDERAL LAND BANK OF OMAHA, a corporation organized and existing under the laws of the United States of America, GRANTOR, in consideration of SEVENTY-ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS and other good and valuable consideration received, conveys to GRANTEE, Gary B Sandquist and Joann Sandquist, husband and wife, the following described real estate in Madison County, Iowa

Southeast Quarter (SE 1/4) Section Twenty-eight (28), Township Seventy-four North (74N), Range Twenty-nine West (29W) of the Fifth P M (5th P M), subject to existing easements of record, reservations in United States and State patents and the rights of the public in all highways

This deed is given in fulfillment and satisfaction of a Real Estate Contract dated May 31, 1988, and recorded June 24, 1988, in Book 124, at Page 446, 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)



AgAMERICA, FCB, GRANTOR
By Farm Credit Services of the Midlands, FLCA,
Its Agent and Attorney-in-Fact

By Robert D. Ellingson
Robert D Ellingson, Assistant Vice President

STATE OF IOWA)
COUNTY OF DALLAS) ss

On this 6th day of April, 1998, before me, a Notary Public, personally appeared Robert D Ellingson, being by me personally known, and duly sworn, did say that he is Assistant 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, as agent and attorney-in-fact for, and on behalf of, AgAmerica, FCB, as principal, and acknowledged the execution of the instrument to be the voluntary act and deed of the principal, the agent and attorney-in-fact, and him/her

(SEAL)



Lynette K. Peterson
Lynette K Peterson
Notary Public in and for Said County and State

My commission expires 5/10/00