

A 10,000

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO: 4401
BOOK 139 PAGE 73
98 MAY 11 PM 3: 01
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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.

FCSM 5090 (3-96)

CTL2: 300 CTL3: 164 CIF: 31591 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 TEN THOUSAND AND NO/100 DOLLARS and other good and valuable consideration received, conveys to GRANTEE, Lee F. Wheeler and Esther G. Wheeler, husband and wife, the following described real estate in Madison County, Iowa:

The North Half (N ½) of the Northeast Quarter (NE ¼) Section Thirty-three (33) Township Seventy-four (74), Range Twenty-nine (29) West of the fifth P.M., Madison County, Iowa.

This deed is given in fulfillment and satisfaction of a Real Estate Contract dated March 9, 1988, and recorded March 10, 1988, in Book 124, at Page 141, in the office of the Madison County, Iowa, Recorder.

GRANTOR covenants with GRANTEE, only that GRANTOR:

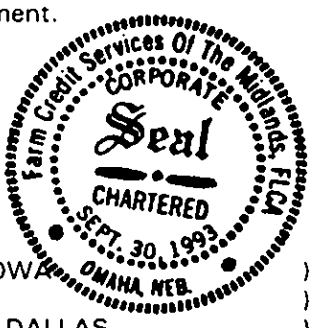
1. is lawfully seized of said real estate and that it is free from encumbrances, except for easements, rights of way, restrictions and reservations of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to said real estate against the lawful claims of 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 May, 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.

(SEAL)



Patricia A. Hodges
Patricia A. Hodges
Notary Public in and for Said County and State

My commission expires 5/4/99.