

REAL ESTATE TRANSFER TAX PAID
10
\$ 119.20
<i>Michelle Utsler</i>
RECORDER
4-16-95 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 2556

BOOK 134 PAGE 219

95 APR -6 PM 2: 29

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RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of SEVENTY-FIVE THOUSAND AND NO/100----(\$75,000.00)
Dollar(s) and other valuable consideration,
FARMERS AND MERCHANTS STATE BANK
a corporation organized and existing under the laws of
THE STATE OF IOWA

does hereby Convey to
VERNE E. CRABBS and ELAINE CRABBS, as Joint Tenants with full
rights of survivorship, and not as Tenants in Common,

the following described real estate in Madison County, Iowa:

A tract of land commencing at the Northwest corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Five (5) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East on the North line of said 80-acre tract 653 feet, thence 89 degrees 11 minutes right and Southerly 330 feet; thence 90 degrees 08 minutes right and Westerly 653 feet to the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section Five (5); thence 89 degrees 52 minutes right and Northerly 337.8 feet to the point of beginning.

This deed is given in satisfaction of a Real Estate Contract recorded in Book 131, Page 55 of the Madison County Recorder's office. No declaration of value or groundwater hazard statement is required.

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 AND MERCHANTS STATE BANK

Dated: 5, 1995

By *James W. Mease* Pres
James W. Mease Title

By _____
Title

STATE OF IOWA MADISON COUNTY, ss:

On this 5th day of April, 19 95 before me, the undersigned, a Notary Public in and for said State, personally appeared James W. Mease

and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX to me personally known, who being by me duly sworn, did say that they are the President

and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, respectively, of said corporation; that ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ (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 James W. Mease 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.



Nancy J. Corkran
Notary Public 219

DEED RECORD 134