RETURN TO PREPARER:

Farm Credit Services 406 12th Street, Box 520 Perry, IA 50220-0520 (515) 465-5671

COMPUTER PRECORD SD COMPANED

REC \$ 500 AUD : 500 RMF. \$ 100 FILED NO. 546 BOOK 134 PAGE 670 95 AUG 29 AM 10: 04

MICHELLE UTSLEI RECORDER MADISON COUNTY IOWA

Do not write above this line - recorder use only.

FCBO 5090 (8-94)

CTL2: 201

CTL3: 164

CIF: 31595

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, a corporation organized and existing under the laws of the United States of America, GRANTOR, in consideration of THIRTY THREE THOUSAND FIVE HUNDRED AND OO/100 DOLLARS and other good and valuable consideration received, conveys to GRANTEE, Benjamin F. Kirk and Virginia C. Kirk, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, lowa:

A tract of land in the West fractional Half of the Northwest Quarter of Section 30, Township 74 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the NW.1/4 of Section 30, T74N, R27W of the 5th P.M., Madison County, Iowa; thence North 90°00′00° West 1,313.93 feet along the south line of the NW.1/4 of said Section 30 to the point of beginning. Thence continuing North 90°00′00° West 1,360.00 feet along said south line; thence North 00°57′00° East 1,100.00 feet; thence North 87°52′02° East 665.02 feet; thence North 00°57′00° East 1,156.26 feet; thence South 88°40′53° East 695.77 feet to the east line of the West fractional Half of the NW.1/4 of said Section 30; thence South 00°57′00° West 2,265.00 feet along said east line to the point of beginning, and is subject to an ingress-egress easement over and across the South 33.0 feet of the West 305.0 feet thereof. Said tract of land contains 53.263 Acres including 0.813 Acres of County Road Right of Way.

GRANTOR covenants with GRANTEE, only that GRANTOR:

- 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.

Gary J.

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 lowa 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

Friedman, Vice President

STATE OF IOWA

COUNTY OF DALLAS

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On this 28th day of August, 1995, before me, a Notary Public, personally appeared Gary J. Friedman, being by me personally known, and duly sworn, did say that he is 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.

Lynette K. Lyon

Notary Public in and for Said County and State

My commission expires 5-10-97.

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