

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

ISBA# 04132

Jordan, Oliver & Walters
Winterset, Iowa

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

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

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SEARCHED ✓
RECORDED ✓
COMPLETED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One and no/100----- (\$1.00)
Dollar(s) and other valuable consideration,
John E. Snyder Corporation
a corporation organized and existing under the laws of
Iowa Corporation
does hereby Convey to
Farmers and Merchants State Bank

the following described real estate in Madison County, Iowa:

A part of the East 45.52 Acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa described as commencing at the Southeast Corner of said North Half (1/2) of the Northwest Fractional Quarter (1/4); thence West 602.8 feet along South line of said North Half (1/2) of the Northwest Fractional Quarter (1/4); thence North 00°56' West 1,034 feet to the point of beginning; thence East 283 feet; thence North 00°38' West 171.4 feet; thence North 89°20' West 283.8 feet along South right-of-way line of Iowa Highway #92; thence South 00°56' East 174.6 feet to the point of beginning, containing 1.1250 acres, and is to be designated as Lot Eight (8) of Block One (1) of Watts and Corkrean Addition to Winterset, Iowa.

This Deed is an absolute conveyance and is not given as security. The consideration for this Deed is a release of John E. Snyder and Dorothy I. Snyder from a portion of personal liability owing by them to Farmers and Merchants State Bank. This Deed is executed in lieu of foreclosure and therefore this is not subject to the Iowa Transfer Tax nor is a declaration of value or groundwater 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.

John E. Snyder Corporation

Dated: October 4, 1995

By John E. Snyder
John E. Snyder, President Title

By _____
Title

STATE OF Iowa, Madison COUNTY, ss:

On this 4th day of October, 19 95 before me, the undersigned, a Notary Public in and for said State, personally appeared John E. Snyder

~~XX~~ to me personally known, who being by me duly sworn, did say that ~~XXXXXX~~ the President and he is, respectively, of said corporation;

that (no seal has been procured by the said) ~~(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 John E. Snyder

~~XXXX~~ 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.



Gina M. Hackett

Notary Public