

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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

REAL ESTATE TRANSFER TAX PAID
27
STAMP #
\$ 191.20
Michelle Utaler
RECORDER
12-29-95 Madison
DATE COUNTY

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

FILED NO. 1812
BOOK 60 PAGE 674
95 DEC 29 PM 3:25
NICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
CONTAINED

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of ONE HUNDRED TWENTY THOUSAND----- (\$120,000.00)
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
GARY C. TYER and SANDRA L. TYER, as Joint Tenants with full rights
of survivorship, and not as Tenants in Common
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 1/2' 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.

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: December 28, 1995 By William L. Davis Sec V.P.
William L. Davis Title
By _____ Title

STATE OF IOWA MADISON COUNTY, ss:

On this 28th day of December, 1995 before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Davis and _____ to me personally known, who being by me duly sworn, did say that they are the _____ Senior Vice-President and _____, respectively, of said corporation; that ~~the seal of said corporation is not shown~~ (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 William L. Davis 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.

GINA M. HACKETT
MY COMMISSION EXPIRES
8-16-95

Gina M. Hackett
Notary Public