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FILED NO. 3467

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REC \$ 5.00
AUD \$ 12.00
R.M.F. \$ 1.00

MICHELLE UTSLET
RECORDER
MADISON COUNTY, IOWA
(515) 462-3731

Preparer Information Jerrold B. Oliver
Individual's Name

P.O. Box 230
Street Address

Winterset
City

Madison County, Iowa
Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100-----(\$1.00)
Dollar(s) and other valuable consideration,
STEVEN R. NIBLO and LINDA E. NIBLO, Husband and Wife,

do hereby Convey to
FARMERS AND MERCHANTS STATE BANK

the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eleven (11), and the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fourteen (14), and all that part of the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14) lying on the North side of the Middle River, and the following-described tract of land, to-wit: Commencing at the Northeast Corner of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14), running thence South 20 $\frac{1}{2}$ rods, thence West 15 rods and 11 feet, thence North 20 $\frac{1}{2}$ rods, thence East to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This is a deed given in lieu of foreclosure. This deed is an absolute conveyance, and is not given as security for any debt. The consideration for this deed is the release of the Grantors from all liability for all indebtedness owing by Grantors to Grantee.

~~Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple, that they have good and lawful authority to sell and convey the real estate, that the real estate is free and clear of all taxes and encumbrances except as may be above stated, and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.~~ Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA ss:

Dated: April 19, 1996

MADISON COUNTY,

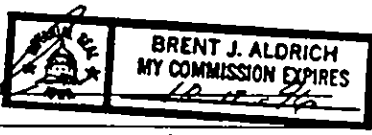
On this 19 day of April,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven R. Niblo and Linda E. Niblo

Steven R. Niblo
Steven R. Niblo (Grantor)

Linda E. Niblo
Linda E. Niblo (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Brent J. Aldrich



Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)