

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a corporation of the State of New Jersey, authorized to transact business in the State of Iowa and having its Farm Investment Division at Ames, Iowa (Story County), for and in consideration of the sum of TWO HUNDRED SIXTY-FIVE THOUSAND and no/100 Dollars (the receipt of which is hereby acknowledged) hereby grants and conveys with limited warranty covenants to Roy F. Dwyer and Wanona A. Dwyer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, whose tax mailing address is Rural Route #1, Box 205, Creston, Iowa, 50801, the following real property that is situated in Madison County, Iowa, to-wit:

Real estate described in Exhibit "A" attached hereto and incorporated herein by reference.

This Deed is given in full satisfaction of the Land Contract dated March 1, 1990, recorded in Book 126 at page 417, File #1751, of the records of Madison County, Iowa.

The grantor covenants with the grantee, their heirs, assigns and successors, that the granted premises are free from all encumbrances made by the grantor, and that grantor warrants and will defend the same to the grantee, their heirs, assigns and successors, forever, against the lawful claims and demands of all persons claiming by, through, or under the grantor, but against none other.

Dated this 1st day of April, 1992.

MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY

By Nathan F. Burnham
Nathan F. Burnham, Vice President

COMPUTER

ATTEST:

Dennis A. Dietz
Dennis A. Dietz, Assistant Secretary

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>16</u>
\$ <u>423.20</u>
<u>Michelle Utsler</u>
RECORDER
<u>4-15-92 Madison</u>
DATE COUNTY

Fee \$25.00
Transfer \$15.00

COMPARED

FILED NO. 2476

BOOK 129 PAGE 707

92 APR 15 AM 11:23

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

STATE OF IOWA)
(ss.
STORY COUNTY)

On this 1st day of April, A. D. 1992, before me, a Notary Public in and for said State, personally appeared Nathan F. Burnham and Dennis A. Dietz, to me personally known, who being by me duly sworn, did say that they are Vice President and Assistant Secretary, respectively, of MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a corporation of the State of New Jersey (having its Farm Investment Division at Ames, Iowa), named in the foregoing instrument; that the seal affixed to said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the said Nathan F. Burnham and Dennis A. Dietz acknowledged the execution of said instrument to be the voluntary act and deed of said corporation.

WITNESS my signature and official seal the day and year aforesaid, at Ames, Iowa.

Jaylene J. Jensen

Jaylene J. Jensen
Notary Public in and for the State of Iowa
My commission expires February 24, 1995



3

EXHIBIT "A"

Real estate located in Madison County, Iowa, as follows:

The Southeast Quarter and the Southwest Quarter and the Southwest Quarter of the Northwest Quarter, all that part of the East Three-fourths of the Northwest Quarter of the Northwest Quarter lying and being South of the main channel of Middle River; all in Section 16, in Township 75 North, Range 29 West of the 5th P.M.; and

The Northeast Quarter of Section 20, and the West Half and the Northwest Quarter of the Southeast Quarter, and the West 67 acres of the Northeast Quarter, except Railroad right-of-way of Section 21, in Township 75 North, Range 29, West of the 5th P.M.

CERTIFICATE

The undersigned Assistant Secretary of MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a New Jersey Corporation, hereby certifies the following:

1. The Commissioner of Insurance of the State of New Jersey was appointed Rehabilitator of The Mutual Benefit Life Insurance Company pursuant to a "Consent Order to Show Cause with Temporary Restraints" in the proceeding entitled "IN THE MATTER OF THE REHABILITATION OF MUTUAL BENEFIT LIFE INSURANCE COMPANY, a Mutual Insurance Company of New Jersey," and entered in the Superior Court of New Jersey, Chancery Division - Mercer County, General Equity Part, Docket No. C-91-00109 on July 16, 1991.

2. The Order entered in the Superior Court provided in part:

"ORDER COMMENCING REHABILITATION"

(1) Having consented through a resolution of its Board of Directors pursuant to N.J.S.A. 17B:32-6(k), Mutual Benefit shall in its existing form cease all operations on this 16th day of July, 1991 effective at 3:00 o'clock in the afternoon. Effective at the same date and time, "Mutual Benefit Life Insurance Company in Rehabilitation" shall continue as successor the operations of the company, consistent with the terms of this Order and the terms of all subsequent Orders of this Court.

COMMISSIONER APPOINTED REHABILITATOR

(2) Pursuant to N.J.S.A. 17B:31-15(a), Samuel F. Fortunato, Commissioner of Insurance of the State of New Jersey and his successors in office are hereby appointed Rehabilitator of Mutual Benefit Life Insurance Company, and are vested, in addition to the powers set forth in this Order, with all the powers and authority expressed or implied under the provisions of N.J.S.A. 17B:32-1 et seq.

APPOINTMENT OF DEPUTY REHABILITATOR

(3) The Rehabilitator may appoint a consultant or other person to serve as Deputy Rehabilitator to assist the Rehabilitator in accomplishing the directives of this Order. The Deputy Rehabilitator shall serve at the pleasure of the Rehabilitator and, subject to the approval of the Rehabilitator, shall be entitled to exercise all of the powers and authorities vested in the Rehabilitator pursuant to this Order and to the applicable law. ..."

3. On August 7, 1991, an "Order Continuing Rehabilitator's Appointment, Continuing Restraints, and Granting Other Relief" was entered in the Superior Court in the matter referenced in Paragraph 1 which provided that the Commissioner of Insurance of New Jersey shall continue to act as Rehabilitator of Mutual Benefit with all the rights and duties provided in the July 16 Consent Order to show cause until further order of said Court.

4. The Commissioner of Insurance of the State of New Jersey, in his


5

capacity as the court-appointed Rehabilitator of The Mutual Benefit Life Insurance Company in Rehabilitation appointed Victor H. Palmieri as Deputy Rehabilitator and Chief Executive Officer of the Company, with authority to exercise all of the powers and authorities of the Rehabilitator pursuant to the Statute, the Orders and applicable law.

5. The Deputy Rehabilitator, pursuant to the powers vested in the Deputy Rehabilitator, issued authorizations to the Officers of the Real Estate Investment Division (the Farm Investment Division being a part of this division) in which certain officers were authorized, among other authorizations, to sell real estate owned by the corporation and to execute any documents necessary to consummate the sale.

6. Pursuant to the above, the Vice President and Second Vice President of the Farm Investment Division are authorized to execute documents, including deeds, for the corporation. The officers of the Farm Investment Division empowered to sign for the corporation are Nathan F. Burnham, Vice President, and Rodney Avey, Second Vice President.

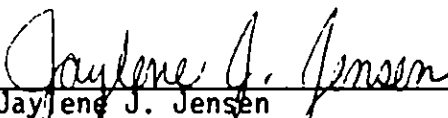
Dated: April 1, 1992.


Dennis A. Dietz, Assistant Secretary
Mutual Benefit Life Insurance Company in
Rehabilitation, Successor to The Mutual
Benefit Life Insurance Company

STATE OF IOWA)
(SS.
STORY COUNTY)

On this 1st day of April, A. D. 1992, before me, a Notary Public in and for said State, personally appeared Dennis A. Dietz to me personally known, who being by me duly sworn, did say that he is Assistant Secretary of MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a corporation of the State of New Jersey (having its Farm Investment Division at Ames, Iowa), named in the foregoing instrument; that the seal affixed to said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the said Dennis A. Dietz acknowledged the execution of said instrument to be the voluntary act and deed of said corporation.

WITNESS my signature and official seal the day and year aforesaid, at Ames, Iowa.


Jaylene J. Jensen
Notary Public in and for the State of Iowa

