

FILED NO. 568

Fee \$5.00
Transfer \$10.00

BOOK 130 PAGE 340

92 AUG 31 AM 11: 04

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (1)
Dollar(s) and other valuable consideration, David A. Nelson, a single person

do hereby Convey to East Des Moines National Bank

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the West Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Nineteen (19) and the East Half (1/2) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

subject to liens and encumbrances of record.

This deed is given in lieu of foreclosure of those certain Mortgages, dated September 21, 1988 and May 26, 1990, and recorded in the office of the Recorder of Madison County, Iowa on September 23, 1988, in Book 151, at Page 249 and on May 30, 1990, in Book 156, at Page 445; this deed is an absolute conveyance, and is not given as additional security; and the consideration for this conveyance is the release of the grantors from all personal liability under the note secured by said Mortgages.

This deed is exempt from the declaration of value or imposition of transfer tax pursuant to the provisions of §428A.2(18) of the Code of Iowa 1991.

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 Liens 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa

DATED: 8-26-92

Polk COUNTY, ss:

On this 26th day of August, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared David A. Nelson, a single person

David A. Nelson (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.

(Grantor)

(Grantor)



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

(Grantor)