

COMPUTER
RECORDED
COMPARED

REC \$10.00
AUD \$10.00
R.M.F. \$1.00

FILED NO. 89
BOOK 133 PAGE 181
94 JUL -8 PH 3: 04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00)
Dollar(s) and other valuable consideration,
Timothy F. Hoover, Sr. and Virginia A. Hoover, husband and wife

do hereby Convey to
Clarke County State Bank, an Iowa bank corporation

the following described real estate in Madison County, Iowa:

See Exhibit A attached and by this reference made a part hereof.

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 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

Dated: June 20, 1994

Warren COUNTY, ss:
On this 20th day of June,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Timothy F. Hoover and
Virginia A. Hoover

Timothy F. Hoover, Sr. (Grantor)
Virginia A. Hoover (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.

B. Lip Shelby
Notary Public

(Grantor)
(Grantor)

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



EXHIBIT A
to
WARRANTY DEED
from
TIMOTHY F. HOOVER and VIRGINIA A. HOOVER
to
CLARKE COUNTY STATE BANK

The East Half (E½) of the Southeast Quarter (SE¼) of Section Twelve (12), and the North Half (N½) of the Northeast Quarter (NE¼) of Section Thirteen (13), all in Township Seventy-four (74) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, except the state road.

Grantors hereby represent: (1) this deed is an absolute conveyance and is not given as additional security; (2) the transfer of the real estate is fair; (3) the transfer of the real estate is based on adequate consideration; (4) the transfer of the real estate is given for credit upon Grantor's obligations to Grantee; (5) the transfer of the estate is given in partial consideration of the release by Grantee of its mortgages on the real estate; (6) possession of the real estate is conveyed to Grantee; and (7) this deed is given in fulfillment of a certain Settlement Agreement and Release entered into by and among Grantors, Grantee and others.

This deed is exempt from transfer tax - See Exemption No. 17.