

Farm Credit Services

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That AgAMERICA, FCB, formerly known as FARM CREDIT BANK OF OMAHA, a corporation organized and existing under the laws of the United States of America, GRANTOR, in consideration of THIRTY FOUR THOUSAND FOUR HUNDRED DOLLARS and other good and valuable consideration received, conveys to GRANTEE, WILSON H. YOUNG and RUTH J. YOUNG, husband and wife, the following described real estate in Madison County, Iowa:

	<u>Sec.</u>	<u>Twp.</u>	<u>Rg.</u>
SE 1/4 SW 1/4; SW 1/4 SE 1/4	7	76N	28W 5th P.M.

This deed is given in fulfillment and satisfaction of a Real Estate Contract dated April 6, 1989 and recorded May 16, 1989, in Book 125, at Page 567, in the office of the Madison County, Iowa Recorder.

GRANTOR covenants with GRANTEE, only that GRANTOR:

1. is lawfully seized of said real estate and that it is free from encumbrances, except for easements, rights of way, restrictions and reservations of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to said real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under GRANTOR, except as provided above; and
4. has complied with the applicable provisions of the Farm Credit Act of 1971, as amended.

The words and phrases used herein, including the acknowledgment hereof, shall be construed as singular or plural, and masculine, feminine or neuter gender, according to the context.

(This instrument is exempt from transfer taxes or documentary stamp taxes under Iowa Code Section 428A.2(6) and South Dakota Codified Laws Section 43-4-22(2).)

In witness whereof, GRANTOR has caused this instrument to be executed on the date set out in the acknowledgment.

(SEAL)



AgAMERICA, FCB, GRANTOR  
By Farm Credit Services of the Midlands, FLCA,  
Its Agent and Attorney-in-Fact

By James R. Nelson  
James R. Nelson, Assistant Vice President

STATE OF IOWA )  
COUNTY OF UNION )ss

On this 20TH day of April, 1994, before me, a Notary Public, personally appeared James R. Nelson, being by me personally known, and duly sworn, did say that he is Assistant Vice President of the corporation executing the foregoing instrument; that the seal affixed to the instrument is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its board of directors, as agent and attorney-in-fact for, and on behalf of, AgAmerica, FCB, as principal; and acknowledged the execution of the instrument to be the voluntary act and deed of the principal, the agent and attorney-in-fact, and him/her.



Beverly Braymen  
Beverly Braymen  
Notary Public in and for Said County and State

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

FILED NO. 3184

BOOK 132 PAGE 792

94 MAY 18 PM 12:48

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED