

REAL ESTATE TRANSFER
TAX PAID
33
STAMP #
\$ 26.40
Michelle Utsler
RECORDER
9-26-94 Madison
DATE COUNTY

CHECKED
RECORDED
COMPARED

FILED NO. 875

BOOK 133 PAGE 415

94 SEP 26 PM 2: 26

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of SEVENTEEN THOUSAND AND NO/100----- (\$17,000.00)
Dollar(s) and other valuable consideration,
RICHARD L. JAMES and JUDY A. JAMES, Husband and Wife,

do hereby Convey to
FARMERS AND MERCHANTS STATE BANK

the following described real estate in Madison County, Iowa:

The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section Twelve (12),
Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa, EXCEPT the following-described real estate:

Parcel "A" located in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼)
of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28)
West of the 5th P.M., Madison County, Iowa, more particularly described as
follows: Beginning at the Southeast corner of the Northeast Quarter of the
Northwest Quarter (NE¼ NW¼) of Section Twelve (12), Township Seventy-five (75)
North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence
South 89°45'36" West 369.42 feet; thence North 00°00'00" 353.75 feet; thence
North 89°45'36" East, 369.42 feet to the East line of the Northwest Quarter (NW¼)
of said Section Twelve (12); thence, along said East line, South 00°00'00" 353.75
feet to the Point of Beginning. Said Parcel "A" contains 3.000 acres, including
0.575 acres of county road right-of-way;

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.

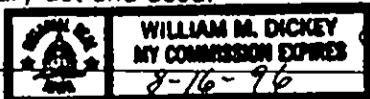
STATE OF IOWA Dated: 9/16/94

MADISON COUNTY, SS:
On this 16th day of Sept.,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Richard L. James and
Judy A. James

Richard L. James
Richard L. James (Grantor)

Judy A. James
Judy A. James (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.



William M. Dickey
Notary Public (Grantor)

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