

RETURN TO PREPARER: Farm Credit Services 406 12th Street, Box 520 Perry, IA 50220-0520 (515) 465-5671

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

FILED NO. 1045 BOOK 133 PAGE 474 94 OCT 14 PM 3:59

COMPUTER RECORDED COMPARED

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

Do not write above this line - recorder use only.

FCBO 5090 (8-94)

CTL2: 201 CTL3: 164 CIF: 31573 Note #: 201

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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS and other good and valuable consideration received, conveys to GRANTEE, Richard T. Cordell the following described real estate in Madison County, Iowa:

The North One-half of the Southeast Quarter (N1/2 SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twenty-seven (27), Township Seventy-five (75), Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to existing easements of record; reservations in United States and State patents; and the rights of the public in all highways.

This Deed is given in fulfillment and satisfaction of a Real Estate Contract dated October 10, 1986, and recorded November 18, 1986, in Book 122, at Page 466, 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 JoAnn C. Lewis, Vice President (with signature)

STATE OF IOWA COUNTY OF DALLAS

On this 13th day of October, 1994, before me, a Notary Public, personally appeared JoAnn C. Lewis, being by me personally known, and duly sworn, did say that she is 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 her.

Lynette K. Lyon Notary Public in and for Said County and State (with signature)

My commission expires 5-10-97.