

Compared

FILED NO. 1211
BOOK 123 PAGE 787

Fee \$5.00
Transfer \$10.00

1988 JAN 13 PM 3:27

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One dollar and no/100-----
Dollar(s) and other valuable consideration, Donald L. Daniels and Donna M. Daniels,
husband and wife,

do hereby Convey to THE FEDERAL LAND BANK OF OMAHA

the following described real estate in Madison County, Iowa:

The South One-Fourth (S 1/4) of Section One (1) and the Northwest Quarter (NW 1/4)
of Section Twelve (12) in Township Seventy-seven (77) North, Range Twenty-eight
(28) West of the 5th P.M., Madison County, Iowa.

DEED IN LIEU OF FORECLOSURE

This is an absolute conveyance in lieu of foreclosure and is not given as additional
security, and part of the consideration herefor is the release of the Grantor from
all liability on the note for which this mortgage is security. Grantors do hereby
assign, transfer, and set over unto Grantee any rights of redemption they have in
and to said property, if any, as provided by Iowa law.

This deed is exempt from taxation pursuant to Section 428A.2(18) of the Code of Iowa.

Grantors further assign to grantees all of grantors' right, title and interest under
an Oil and Gas Lease filed of record in Book 36, Page 143, in the Miscellaneous Records
of the Madison County Recorder's Office, Madison County, Iowa, which assignment also
includes all the rights to receive payments thereunder.

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 ss: _____
Madison COUNTY, _____
On this 13th day of January
1988, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donald L. Daniels and Donna M. Daniels,
husband and wife,

Dated: January 13, 1988

Donald L. Daniels
Donald L. Daniels (Grantor)

Donna M. Daniels
Donna M. Daniels (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.

Kevin W. Komasrud
Kevin W. Komasrud 11/89 Notary Public (Grantor)

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