

The Federal Land Bank of Omaha

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That THE FEDERAL LAND BANK OF OMAHA, of Omaha, Nebraska, a corporation organized and existing under the laws of the United States of America, GRANTOR, in consideration of Twenty Thousand and 00/100 (\$20,000.00) DOLLARS and other good and valuable consideration received, conveys to GRANTEE, Dean I. Bartelt and Esther E. Bartelt, husband and wife, as Joint Tenants* the following described real estate in Madison County, Iowa:

Sec. 1 Twp. 75N Rg. 26W of 5th P.M. SE 1/4 SE 1/4

Subject to existing easements of record; reservations in United States and State patents; all matters of record; and the rights of the public in all highways.

EXEMPT FROM TRANSFER TAX, IOWA CODE, SECTION 428A.2(6).

ENTERED FOR TAXATION THIS 10 DAY OF May 1988

AUDITORS FEE \$ 5.00 Joan Welch Auditor Beby McDonald Clerk CITY AUDITOR

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MARY E. WELTY RECORDER MADISON COUNTY IOWA Fee \$5.00

* with full rights of survivorship, and not as Tenants in Common

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 claims of all persons claiming the same or any part thereof by, through, or under Grantor, except as provided above.

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 428.A.6, Nebraska Revised Statutes Section 76-902(2) and South Dakota Codified Laws Section 43-4-22(2).)

Executed May 6, 1988, 19



THE FEDERAL LAND BANK OF OMAHA, GRANTOR, By THE FEDERAL LAND BANK ASSOCIATION OF

Marshalltown Its Agent and Attorney-in-Fact By Stephen C. McGill, Assistant Vice President

STATE OF Iowa) COUNTY OF Jasper) ss.

On this 6th day of May, 19 88, before me, a Notary Public in and for said State, personally appeared Stephen C. McGill, who being by me duly sworn, acknowledged he is the Assistant Vice President of The Federal Land Bank Association of Marshalltown, a corporation, and did say and acknowledge that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed under the authority of said corporation's board of directors, as agent and attorney-in-fact for, and on behalf of, THE FEDERAL LAND BANK OF OMAHA, as principal, as the voluntary act and deed of said individual, said agent and attorney-in-fact and said principal, for the purposes contained therein.

DEBORAH L. FISHER Notary Public

Deborah L. Fisher, Notary Public (Notary - Type or print name under signature)

My commission expires 12-31-90