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FILED NO. _____
BOOK 54 PAGE 257

1988 MAY 20 PM 3:14

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, JOE A. HELDENBRAND and WILMA M. HELDENBRAND,
Husband and Wife,

do hereby Convey to FARMERS AND MERCHANTS STATE BANK

the following described real estate in Madison County, Iowa:

Lot One (1) in Block Eight (8) of Christopher Wilson's Addition
to Earlham, Madison County, Iowa,

subject to a Real Estate Contract entered into by and between Joe A. Heldenbrand and Wilma M. Heldenbrand, Sellers, and Wayne Davison and Judith G. Davison, Buyers, for the sale of the above-described real estate, which Contract was recorded in Book 53, Page 341 of the Recorder's office of Madison County, Iowa. Grantors, Joe A. Heldenbrand and Wilma M. Heldenbrand, husband and wife, hereby assign all of their right, title and interest in and to said Contract to Grantee, Farmers and Merchants State Bank. This deed and assignment are an absolute conveyance and assignment of the above-described real estate and said Real Estate Contract to the Bank, and is not intended as security for any loan or as a security agreement.

This deed is given in lieu of foreclosure, and is therefore exempt from the Iowa transfer tax.

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,

Dated: May 19, 1988

On this 19th day of May, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Joe A. Heldenbrand and Wilma M. Heldenbrand

Joe A. Heldenbrand
Joe A. Heldenbrand (Grantor)

Wilma M. Heldenbrand
Wilma M. Heldenbrand (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.

John M. Houston
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment is for use by Notary Public(s) only)



Please type or print names under signatures as per Sec. 335.2 Code of Iowa