

SPECIAL - LIMITED WARRANTY DEED

Form 162-82 (Revised 6-1-82)
P 321

KNOW ALL MEN BY THESE PRESENTS: That

Benjamin M. Kelly and Frances Anne Kelly, husband and wife

in consideration of ~~the sum of~~
a release of personal liability in lieu of foreclosure

in hand paid do hereby Convey unto Brenton State Bank of Dallas Center

Grantees' Address: Dallas Center, Iowa 50063

the following described real estate situated in Madison County, Iowa, to-wit:
The North Half (1/2) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), and the South Three-fourths (3/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), and the West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-eight (28), and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the East Sixty (60) Acres of the North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-nine (29), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

This Deed is given in full and complete satisfaction and as a complete waiver of the Mortgages' redemption rights of that certain Deed of Trust entered into between Mortgagors and Brenton State Bank of Dallas Center dated May 28, 1986, and filed June 30, 1986, recorded in Book 145 Page 733 in the Madison County Recorder's Office. This Deed is an absolute conveyance in lieu of foreclosure and is not intended as additional security and is intended as a merger of the above Deed of Trust. This is a Deed in lieu of foreclosure and not subject to revenue stamps or declaration of value statement pursuant to § 428A.2(18) of the Code of Iowa.

And the Grantors do Hereby Covenant with the said Grantees and successors in interest to Warrant and Defend the said premises against the lawful claims of all persons claiming by, through or under them, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 26 day of May, 1988.

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IND. REG. PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$20.00

Benjamin M Kelly
Benjamin M. Kelly

Frances Anne Kelly
Frances Anne Kelly

R.R. Box 56

Waukee, Iowa 50263

Address of Grantor(s)

STATE OF IOWA, Dallas COUNTY, ss:

On this 26 day of May, A. D. 1988, before me, a Notary Public in the State of Iowa, personally appeared Benjamin M. Kelly and Frances Anne Kelly

to me known to be the person_s_ named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in the State of Iowa

(In the event the grantor is a corporation or partnership endorse or attach to the reverse side of this instrument appropriate acknowledgment.)