

COMPUTER

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BOOK 124 PAGE 510

1988 JUL 19 PM 3:51

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NO. L
REC. L
PAGE LMARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$10.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Satisfaction of the mortgage obligation
~~XXXXXX~~ and other valuable consideration, Benjamin F. Kirk and Virginia C. Kirk, husband
and wife,

do hereby Convey to FARM CREDIT BANK OF OMAHA (Formerly Known As The Federal Land
Bank of Omaha)

the following described real estate in Madison County, Iowa:

	SEC.	TWP.	RG.
W Fr1. 1/2 SW 1/4-----	19		
W Fr1. 1/2 NW 1/4; and NW Fr1. 1/4 SW 1/4; and, SW 1/4 NE1/4; and, NW 1/4 SE1/4 -----	30		
All in -----		74N	27W 5th P.M.
E 1/2 SE1/4 -----	24		
E 1/2 NE 1/4 -----	25		
All in -----		74N	28W 5th P.M.

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 satisfaction of the mortgage obligation for which this real estate 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 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: 19 JULY

On this 19 day of JULY,
1988, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Benjamin F. Kirk and Virginia C. Kirk,
husband and wife,

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

Chet R. Chickering

Notary Public

(This form of acknowledgment for individual grantor only)

x Benjamin F. Kirk
Benjamin F. Kirk (Grantor)x Virginia C. Kirk
Virginia C. Kirk (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

Please
type or
print
names
under
signa-
tures
as per
Sec.
335.2
Code
of Iowa