

COMPUTER

1322

FILED NO. _____
BOOK 125 PAGE 171

~~Company~~

1989 JAN -3 AM 11:47

IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of release of personal liability
~~Deeds~~ and other valuable consideration, Herbert W. Patience and Mary K. Patience, 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:

See Exhibit "A" to Warranty Deed for real estate description.

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 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.

Grantors further assign to Grantees all of Grantors' right, title and interest under an Oil and Gas Lease to Benchmark Resources Corporation dated 1/28/85, filed of record on 4/10/85 in Misc. Records Book 36, Page 410, Madison County, Iowa; and Assignment from Benchmark Resources Corporation, to H & H Star Energy, Inc. dated 4/1/85 and filed or record on 5/8/85 in Misc. Records Book 36, Page 467, Madison County, Iowa.

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:
DALLAS COUNTY,

Dated: December 30, 1988

On this 30th day of December, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Herbert W. Patience and Mary K. Patience, husband and wife,

Herbert W. Patience
Herbert W. Patience (Grantor)

Mary K. Patience
Mary K. Patience (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.

Teresa A. Davenport
Teresa A. Davenport Notary Public

(Grantor)

(Grantor)

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



EXHIBIT "A" TO WARRANTY DEED

SEC. TWP. RG.

NW Fr1 1/4 -----19 76N 28W 5th P.M.

This conveyance includes all buildings located on the above described real property.

H. W. Patience
M. K. P.

12-30-88

