

Form FmHA-Iowa 465-1
(Rev. 1-10-85)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

WARRANTY DEED
(IOWA)

KNOW ALL MEN BY THESE PRESENTS: That Larry A. Hughes
Marilyn Hughes

the Grantors, of the County of Madison, and State of Iowa, in consideration of the sum of One Dollar and other valuable consideration in hand paid by the UNITED STATES OF AMERICA acting through the Farmers Home Administration, the Grantee, ~~does hereby grant and convey~~ and convey unto the said Grantee, the following described lands, ~~lying, being, and situated~~ and situated in the County of Madison and State of Iowa; to wit:

See Attachment

ENTERED FOR TAXATION
THIS 11 DAY OF July 1989
AUDITORS FEE \$ 35.00
Jean Welch
AUDITOR
Betty McDonald
DEPUTY AUDITOR

Comparing

FILED NO. 52
BOOK 125 PAGE 694
89 JUL 11 AM 9:50
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$20.00
Transfer \$35.00

IND.
REC.
PAGE

AND THE GRANTORS HEREBY COVENANT with the said Grantee that the Grantors hold said premises by title in fee simple; that the Grantors have good and lawful authority to grant and convey the same; and the Grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

And Larry A. and Marilyn Hughes, the grantors, hereby release and relinquish all dower and homestead rights and rights of distributive share that they or either of them may have in or to said premises.

Grantors agree and certify that this is an outright conveyance of all right, title and interest in the herein described property and is not an instrument for security purposes, and is given in satisfaction of a mortgage, in consideration of cancellation of indebtedness.

The undersigned grantors hereby waive any and all rights of redemption that they may have in the above property.

This deed is exempt from the taxation of real estate transfer and the filing of a Declaration of Value Statement under Chapter 428A.2 of the Code of Iowa.

Signed this 28th day of April, A. D., 19 89.

Larry A. Hughes
Larry A. Hughes
Marilyn R. Hughes
Marilyn Hughes

ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF MADISON }

On this 28th day of April, A.D., 19 89, before me
Joni J. Gillette, a Notary Public within and for said
County of _____, State of Iowa, personally came Larry A.
Hughes and Marilyn Hughes to me personally known
to be the identical persons named in and who executed the foregoing instrument
as grantors and severally acknowledged that they executed the same as their
voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal, at 209 E. Madison, Winterset, Iowa on the date last above
written.

Joni J. Gillette
Notary Public

(SEAL)



My commission expires March 12, 1990

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EXHIBIT "A"

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

AND

The Southeast Quarter ($\frac{1}{4}$) of Section Twenty (20), and a tract of land described as follows: - Commencing at the Northwest corner of Section Twenty-eight (28) and running thence East 26 rods, thence South 7 rods, thence in a Northwesterly direction on a straight line to a point $5\frac{1}{4}$ rods South of the place of beginning, thence North to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

AND

Commencing at the Southeast corner of Section Nine (9) and running thence West 20 chains to the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section, thence North 14.50 chains to Middle River, thence South, 74° East, 7 chains, thence South, 34° East, 7.50 chains, thence South, 59° East, 9.66 chains to the East line of said Section, thence South 3.69 chains to the place of beginning, containing 17.48 acres; also the following-described tract of land, to-wit: - Commencing at the Southwest corner of Section Ten (10) and running thence North 3.69 chains to Middle River, thence South, 76° East, 7 chains, thence South, 58° East, 4.25 chains, thence North, 71° East, 10.27 chains to the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Ten (10), thence South 3.30 chains to the Section line, thence West 20 chains to place of beginning, containing 3.75 acres; also the following-described tract of land, to-wit: - Commencing at the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10) and running thence North 3.30 chains to Middle River, thence North, 79° East, 6.54 chains, thence South, 20° East, 4.75 chains to the Section line, thence West 8 chains to the place of beginning, containing 2.86 acres; also the following-described tract of land, to-wit: - Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen and running thence East 8 chains to Middle River, thence down Middle River South, 13° West, to the South line of said 40-acre tract, thence West 3 chains to the Southwest corner of said 40-acre tract, thence North 20 chains to the place of beginning, containing 11 acres, and the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), excepting from said land in Section Fifteen (15) the following-described tract of land, to-wit: - Commencing at a point 1306.59 feet North and 143.94 feet East of the West Quarter ($\frac{1}{4}$) corner of said Section Fifteen (15), running thence North $26^{\circ} 25' 30''$ East 234 feet along the centerline of county road, thence Northeasterly 261.65 feet

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Exhibit "A" (continued)

along said centerline being a 286.48 foot radius curve concave South-easterly (chord North 52° 36' 44" East 252.65 feet), thence North 1° 02' 22" East 308.72 feet, thence North 88° 57' 51" West 319.15 feet, thence South 0° 43' 45" East 677.46 feet to the point of beginning, containing 3.12 acres more or less, and also excepting all that part of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15) lying South of the county road and West of Middle River, and also excepting the following-described tract of land, to-wit: - Commencing at a point 70 feet East of the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15) and on the South line thereof, thence continuing South 89° 25' 30" East 75.8 feet along said South line, thence North 0° 15' 40" East 683 feet, thence North 89° 25' 30" West 82 feet to a point of intersection with the Easterly right of way line of Madison County Highway P53, thence South 0° 15' 50" East 683.1 feet along said Easterly right of way line to the point of beginning, containing 1.2 acres more or less; and the North Half of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16); all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and all subject to easements for public highways.

And

An Easement dated April 20, 1955, and recorded May 2, 1955, in Deed Record 86 on page 610 over following described real property: Commencing at the SW corner of the N 1/2 NW 1/4 of Sec. 27-75-29, running thence E 1/2 mile to the SE corner of said N 1/2 NW 1/4 of Sec. 27, running thence N 1/4 mile to the NE corner of said N 1/2 NW 1/4 of Sec. 27, running thence N 24 feet beyond said NE corner, for the express purpose of permitting access, ingress and egress of the S 1/2 SE 1/4 of Sec. 22-75-29.