

REAL ESTATE TRANSFER
TAX PAID 4
STAMP #
\$ 119.90
Mary E. Welty
RECORDER
4-24-90
DATE
Madison
COUNTY

Fee \$10.00
Transfer \$10.00

FILED NO. 1949
BOOK 126 PAGE 508
90 APR -2 PH 4:11
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

IND. REC.
SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of One Dollar
Dollar(s) and other valuable consideration, ABSCO Farms Inc.

do hereby Convey to W. Dean Moore and Eileen Moore, his wife

the following described real estate in Madison County, Iowa:
The Southeast Quarter (1/4) of Section Twenty-three (23), except a tract described as follows: Beginning at the center of said Section Twenty-three (23), thence South 0°01' 1/2' East 2624.2 feet along the West line of the Southeast Quarter (1/4) of said Section Twenty-three (23) to the South Quarter (1/4) corner of said Section Twenty-three (23), thence South 89°45' East 136.1 feet along the South line of said Southeast Quarter (1/4), thence North 5°27' West 166.1 feet, thence North 0°16' West 326 feet, thence North 9°56' East 254 feet, thence North 30°41' 1/2' East 174.9 feet, thence North 0°16' West 130 feet, thence North 52°23' 1/2' West 114 feet, thence North 0°16' West 1533.2 feet to a point on the North line of said Southeast Quarter (1/4), thence West 154.9 feet along said North line to the center of said Section Twenty-three (23), the point of beginning, said exception containing 9.6 acres, more or less, of which 1.4 acres, more or less, is contained within present highway easement; and the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-four (24), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

Grantor herein also hereby sells, assigns and transfers to grantee and his successors in interest all of his right, title and interest in and to the contract for the sale of the above-described property dated April 13, 1983 and filed for record on April 13, 1983 in the office of the Madison County, Iowa, Recorder in Volume Book 116 at page 581 and Amendment to Real Estate Contract filed for record on June 12, 1986 in Book 122 Page 120.

The Grantee assumes the Grantor's right, title and interest in the aforesaid contract; agrees to pay all remaining balances due thereunder and otherwise perform all duties of the Buyer under this contract; and, agrees to hold the Grantor harmless from any and all further responsibility or liability under this contract.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate 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 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 _____, ss: Dated: April 2, 1990
_____ COUNTY, ABSCO Farms Inc.

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said State, personally appeared _____

By Bill W. Farlow
Bill W. Farlow (Grantor)

to me know 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.

(Grantor)

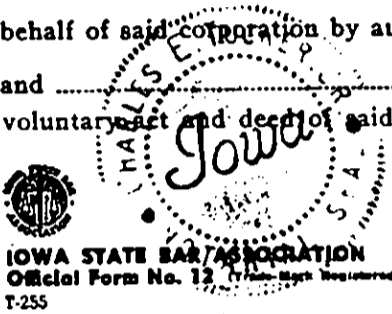
(Grantor)

(Grantor)

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

STATE OF IOWA, MADISON COUNTY, ss:

On this 2nd day of April, A. D. 1990, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Bill W. Farlow and to me personally known, who, being by me duly sworn, did say that they are the President and respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed (marked) on behalf of said corporation by authority of its Board of Directors; and that the said Bill W. Farlow and acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Charles E. Tucker, Jr. Notary Public in and for said County. Charles E. Tucker, Jr.

IOWA STATE BAR ASSOCIATION Official Form No. 12 (Form Mark Registered, State of Iowa, 1987) T-255

SPECIAL WARRANTY DEED TO Entered upon transfer books and for taxation this 2 day of April, 19 90 By Auditor Deputy Fee \$10.00 Filed for record, indexed and delivered to County Auditor this 2 day of April, 19 90 at 4:11 o'clock P. M., and recorded in Deed Record 126 page 508 of Madison County Records. Recorder's fee \$ 10.00 PAID. Auditor's fee \$ 10.00 PAID. Mary E. Wilky Recorder Deputy WHEN RECORDED RETURN TO W. Dean Moore Will Pick up