

FILED NO. 2679

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REC
FILE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00, Trans \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of deed in lieu of foreclosure
Dollar(s) and other valuable consideration, Chester E. Conley, an unmarried person

do hereby Convey to Farmers & Merchants State Bank, Winterset, Iowa

the following described real estate in Madison County, Iowa:

The real property described on the attached Exhibit A and incorporated herein.

This Warranty Deed is given to lienholder, Farmers & Merchants State Bank, Winterset, Iowa, in lieu of foreclosure. It is subject to the conditions of the agreement between Chester E. Conley and Farmers & Merchants State Bank, and dated the same date as this Warranty Deed.

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: May 19, 1990

On this 19th day of May, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Chester E. Conley

Chester E. Conley
Chester E. Conley (Grantor)

To be 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.

(Grantor)

(Grantor)

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

(Grantor)

The North One-fourth (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, EXCLUDING A parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), thence along the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), South 89 degrees 35' 49" East 391.72 feet; thence South 00 degrees 15' 52" West 329.90 feet; thence North 89 degrees 35' 49" West 390.20 feet to the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence along said West line North 00 degrees 00' 00" 329.91 feet to the Point of Beginning, containing 2.961 acres, BUT INCLUDING A parcel of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6), more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6); thence along the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) North 89 degrees 35' 49" West 930.08 feet; thence North 00 degrees 15' 52" East 96.50 feet; thence North 88 degrees 02' 25" East 347.10 feet; thence North 90 degrees 00' 00" East 582.71 feet to the East line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence along said East line South 00 degrees 00' 00" 114.91 feet to the Point of Beginning, containing 2.336 acres,

EXHIBIT A