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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Marcus F. Abels 604 Locust Street, Suite 222 Des Moines, Iowa 50309-3723 Ph: (515) 288-5000	✓ After Recording Return To: Marcus F. Abels 604 Locust Street, Suite 222 Des Moines, IA 50309
Address Tax Statements: Polk County Bank, 5601 Merle Hay Road, P.O. Box 200, Johnston, IA 50131	

WARRANTY DEED

For the consideration of **One (1) Dollar** and other valuable consideration, **Timothy J. Vernon and Yuyan Zhang, husband and wife**, Grantors, do hereby Convey to **Polk County Bank**, Grantee, the following described real estate in **Madison County, Iowa**:

All that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-Two (32), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., and all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., contained in Parcel B, as recorded in Plat of Survey at Record 2002, Page 5493 on November 7, 2002 and refiled at Record 2003, Page 810 on February 12, 2003 in the records of the Office of the Recorder of Madison County, Iowa, subject to easements and restrictions of record

(Said real estate is also shown on the Property Line Retracement Survey recorded March 31, 2006 in Book 2006 at Page 1261 in the records of the Office of the Recorder of Madison County, Iowa.)

EXEMPTION NO. 17: This deed is given in lieu of foreclosure. The undersigned Grantor hereby states that this deed is given and accepted pursuant to the following agreement pursuant to Iowa Code Section 654.19 (2009):

1. This deed is given as an absolute conveyance, not as additional security;
2. Consideration for this deed was the complete release of Grantor from personal liability under the note(s) secured by the mortgages recorded October 4, 2007 in Book 2007 at Page 3719 and recorded September 30, 2008 in Book 2008 at Page 2911 in the records of the Madison County Recorder;
3. Grantee has no obligation to re-convey the property to Grantor;
4. Pursuant to Section 654.19 of the Code of Iowa, Grantor does **not** reserve any right of first refusal, option to purchase, right to lease, or any other right, title or interest in the above-described real estate; and
5. The property is agricultural land.


Grantee, by acceptance of this deed, does not intend to merge its mortgage with the title, or waive its right to foreclose its mortgage against the real estate.

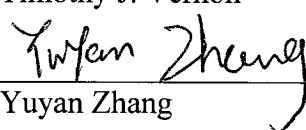
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; 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.

Dated: April 27, 2010

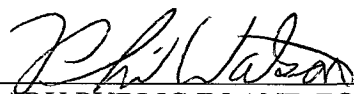


Timothy J. Vernon


Yuyan Zhang

STATE OF IOWA)
 ss.
COUNTY OF POLK)

On this 27th day of April, 2010, before me a notary public in and for the State of Iowa, personally appeared Timothy J. Vernon and Yuyan Zhang, husband and wife, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA

