Madison County Land and Title Company

To

The Public

#2320

Fee$1.50

Filed for record the 14 day of Oct. A. D. 1932 at 11:00 o'clock A. M.,

Mildred E. Knott, Recorder
Valda C. Bishop, Deputy

ARTICLES OF INCORPORATION
OF THE
MADISON COUNTY LAND AND TITLE COMPANY

We, Helen McCall Huntoon and H. V. Huntoon, the undersigned, and such other persons as may hereafter associate themselves with us for the purpose of forming a corporation under and pursuant to Chapter 384 and 385 of the 1931 Code of Iowa and acts amendatory thereof, do hereby associate ourselves together as a body corporate, with all the rights privileges and powers vested in and belonging and granted to corporations for pecuniary profit as are granted by the laws of the State of Iowa, and for that purpose, we adopt the following Articles of Incorporation.

ARTICLES I.

The name of this corporation shall be "MADISON COUNTY LAND AND TITLE COMPANY", and its principal place of business shall be in Winterset in Madison County, Iowa

ARTICLES II.

The general nature of the business of this corporation shall be to buy own, improve, lease, sell and convey real estate; to act as the agent for others in the purchase, sale and leasing of real estate; negotiate loans for itself and as agent for others; act as agent for Insurance Companies; acquire and own abstract books, make and prepare abstracts of title; buy and sell notes, mortgages, certificates of indebtedness, judgments and other liens and accounts and any and all kinds of bonds and warrants, and to engage in any and all lawful business done by real estate and loan brokers and the right to buy, own, keep and sell personal property of any kind. It shall have the right to sue and be sued and to do any and all acts necessary and proper to carry out the objects of this corporation.

ARTICLES III.

This corporation will commence business as soon as its certificate of incorporation is issued by the Secretary of the State of Iowa, and shall continue for twenty years, unless sooner dissolved by a three-fourths vote of all the outstanding capital stock at a stock holders' meeting. The capital stock of this corporation shall be $10,000.00 divided into four hundred (400) shares of $25.00 each. All stock subscribed shall be paid for on the call of the

Board of Directors, and shall be non-assessable.

ARTICLE IV.

The business of this corporation shall be conducted by a Board of Directors, consisting of not less than two nor more than five stock holders in the corporation, who shall hold their office for one year and until their successors are elected and qualified; the Board of Directors shall, from their own membership, at their first meeting at the same place and immediately after the annual stock holders' meeting on the first Monday in January of each year, elect a President and a Secretary-Treasurer, who shall each hold office for one year and until his successor is elected and qualified. If a vacancy shall occur in the Board of Directors, the remaining Directors may fill such vacancy.

ARTICLE V.

An annual meeting of the stockholders shall be held on the first Monday of January of each year at the office of the corporation in Winterset, Iowa, for the election of Directors and any other business which may rightfully come before such meeting.

At all elections and meetings of the stock holders of this corporation, each stockholder shall be entitled to one vote for each share of stock owned by him, which vote may be cast in person or by proxy.

The President may, and upon written request of the holders of thirty per cent of the stock he shall call a special meeting of the stock holders. Ten days' notice of such special meeting shall be given to each stockholder by mailing a written or printed notice thereof to them, stating the object of such meeting. No other business shall be transacted at such meeting. The ten days' shall exclude both the day of mailing and the day of the special meeting.

Upon the unanimous consent of all the stockholders the President may call a special meeting at any time, without notice.

ARTICLE VI.

Until the annual meeting of this corporation on the first Monday in January, 1934, the Board of Directors shall consist of Helen McCall Huntoon and H. V. Huntoon, both of Winterset, Iowa. Until their successors are elected and qualified, H. V. Huhtoon shall be President and Helen McCall Huntoon shall be Secretary-Treasurer.

ARTICLE VII.

The shares of the stock in this corporation shall be transferable only upon the books of the corporation in the manner provided by law; the corporation shall have first lien upon the shares of stock and upon any and all money due any stockholder for any and all sums of money due the corporation from such stockholder.

ARTICLE VIII.

The President and the Secretary-Treasurer of this corporation are each given full power and authority to execute deeds and mortgages and to execute releases and assignments of mortgages and any other liens or judgments belonging to this corporation. And each of them is given full power and authority to execute any and all proper instruments for the carrying on of the business of this corporation.

The President and the Secretary-Treasurer shall join in issuing stock, when same is fully paid.

ARTICLE IX.

The private property of the members of this corporation shall be exempt from liability for the debts of this corporation.

ARTICLE X.

No alteration or amendment shall be made to these Articles of Incorporation, unless the same be adopted by the majority vote of the stock present at an annual meeting of the stockholders, or at any special meeting of the stockholders called for that purpose.

ARTICLE XL.

This corporation shall have no corporate seal.

IN WITNESS WHEREOF, the undersigned have subscribed their names hereto, on this, the 30th day of September, A. D. 1932, at Winterset, in Madison County, Iowa.

Helen McCall Huntoon
H. V. Huntoon

STATE OF IOWA)
) SS.
MADISON COUNTY)

On this 1 day of October A. D. 1932, before me N. E. Hollen a Notary Public within and for said County, personally came Helen McCall Huntoon and H. V. Huntoon personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the date last above written.

NOTARIAL SEAL

N. E. Hollen
Notary Public within and for Madison County, Iowa