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Document 2009 2887

Book 2009 Page 2887 Type 03 001 Pages 2
Date 9/17/2009 Time 11:17 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$204.00
Rev Stamp# 235 DOV# 246

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Taxpayer Information: (Name and complete address)

Eric D. Wedemeyer and Tara J. Wedemeyer
1572 280th Street
Adair, IA 50002

Return Document To: (Name and complete address)

John E. Casper
223 E. Court, P.O. Box 67
Winterset, Iowa 50273

Grantors:

Union State Bank

Grantees:

Eric D. Wedemeyer
Tara J. Wedemeyer

Legal description: See Page 2

Document or instrument number of previously recorded documents: NA



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Hundred Twenty-eight Thousand and 00/100ths-----(\$128,000.00)
Dollar(s) and other valuable consideration,
UNION STATE BANK
a corporation organized and existing under the laws of
STATE OF IOWA
does hereby Convey to
Eric D. Wedemeyer and Tara J. Wedemeyer, Husband and Wife, as Joint Tenants with Full Rights of
Survivorship and not as Tenants in Common,

the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.083 acres, as shown in Plat of Survey filed in Book 2003, Page 926, on February 20, 2003, in the Office of the Recorder of Madison County, Iowa.



The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

UNION STATE BANK

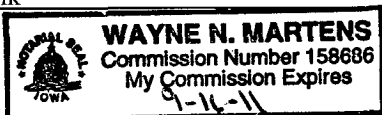
Dated: September 16, 2009

By Jeffrey J. Nolan, President
Jeffrey J. Nolan, President Title

By _____
Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 16, 2009,
by Jeffrey J. Nolan
as President
of Union State Bank



Wayne N. Martens, Notary Public