

REAL ESTATE TRANSFER
TAX PAID
13
STAMP #
\$ 39.20
Michelle Utsler
RECORDER
6-8-00 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED _____

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FILED NO 004616
BOOK 142 PAGE 602
2000 JUN -8 PM 2:11
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REG. \$ 5.00
ADD. \$ 5.00
FLAT. \$ 1.00

Prepared by: Teresa Golightly, Union State Bank, 201 West Court, Winterset (515) 462-2161

Send tax statements to: Steven Barnes, 4100 NE 45th Drive

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Twenty-five Thousand and no/100 (\$25,000.00) Dollar(s) and other valuable consideration, Union State Bank a corporation organized and existing under the laws of Iowa does hereby Convey to Steven Barnes

the following described real estate in Madison County, Iowa:

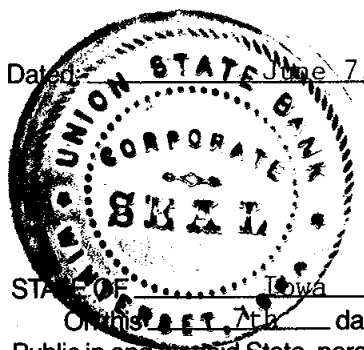
The South Half (1/2) of Section Eighteen (18), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 87 1/2 acres of the Southwest Fractional Quarter (1/4) of said section, and except a tract described as follows: Commencing 1049 feet South of the Northwest corner of the South Half (1/2) of said Section, thence North 1049 feet, thence East 2163 feet, thence Southeasterly by a straight line 1103.7 feet to a point 2428.8 feet East of the West line of said section, thence West to the place of beginning, and except a tract described as, beginning at the East Quarter Corner of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00", 2334.03 feet, along the east line of the Southeast Quarter (1/4) of said Section Eighteen (18); thence North 77°56'50" West, 609.34 feet; thence North 88°08'12" West, 658.91 feet; thence North 74°24'03" West, 130.00 feet; thence South 77°53'33" West, 201.88 feet; thence North 46°12'11" West, 246.98 feet; thence North 58°23'12" West, 195.96 feet thence North 21°12'37" West, 369.21 feet; thence North 34°13'30" West, 536.39 feet; thence North 02°05'02" West, 369.03 feet; thence North 10°27'18" East, 791.65 feet; thence South 88°47'29" East, 907.12 feet, along the north line of the Southeast Quarter (1/4) of said Section Eighteen (18); thence North 89°51'00" East, 1,320.00 feet to the point of beginning. Said tract of land contains 110.357 Acres including 2.139 Acres of County Road Right of Way.

This Deed is in fulfillment of a Real Estate Contact filed on June 29, 1990 with the Madison County Recorder in Book 126 on Page 748.

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.

Date: June 7, 2000



Union State Bank
By Steven D. Warrington Jr. V.P.
Steven D. Warrington, Senior Vice President Title
By Duane Gordon V.P.
Duane Gordon, Vice President Title

STATE OF Iowa, Madison COUNTY, ss:

On this 7th day of June, 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington and Duane Gordon to me personally known, who being by me duly sworn, did say that they are the Senior Vice President and Vice President respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Steven D. Warrington and Duane Gordon as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

TERESA K. GOLIGHTLY
MY COMMISSION EXPIRES
2-25-03

Teresa K. Golightly
_____, Notary Public