

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>20</sup>  
R.M.F. \$ 1<sup>00</sup>

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RECORDED   
COMPARED \_\_\_\_\_

001630  
FILED NO. \_\_\_\_\_  
BOOK 2001 PAGE 1630  
2001 APR 24 PM 3:39

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER 223 EAST COURT AVENUE WINTERSET (515) 462-4912  
Individual's Name Street Address City Phone



Address Tax Statement: Richard C. Burhans  
3072 Timber Trail  
St. Charles, Iowa 50240

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00)  
Dollar(s) and other valuable consideration,  
UNION STATE BANK  
a corporation organized and existing under the laws of  
THE STATE OF IOWA

does hereby Convey to  
RICHARD C. BURHANS, JR. and CARLA B. BURHANS, 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:

Lots Ten (10), Eleven (11) and Twelve (12) in Block Four (4) of the Original Town of Truro  
in Madison County, Iowa.

This deed is in fulfillment of a real estate contract dated July 21, 1989 and filed for record at  
the Madison County Recorder's Office on July 21, 1989 in Book 55 at Page 178.

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

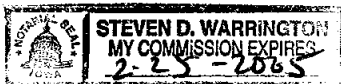
Dated: April 24<sup>th</sup>, 2001

By Jeff Nolan, President Title  
Jeff Nolan, President

By \_\_\_\_\_ Title

STATE OF IOWA, MADISON COUNTY, ss:  
On this 24<sup>th</sup> day of April 2001 before me, the undersigned, a Notary

Public in and for said State, personally appeared Jeff Nolan  
~~and~~ XX to me personally known, who being by me  
duly sworn, did say that he is the President  
~~and~~ \_\_\_\_\_ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ of said corporation;  
that (no seal has been procured by the said) (~~the seal affixed thereto is the seal of said~~) corporation that  
said instrument was signed (~~and sealed~~) on behalf of said corporation by authority of its Board of  
Directors; and that the said Jeff Nolan ~~and~~  
\_\_\_\_\_ as such officer acknowledged the execution  
of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily  
executed.



Steven D. Warrington  
Notary Public