

REAL ESTATE TRANSFER TAX PAID <u>52</u>	
STAMP #	
\$ <u>319.20</u>	
<u>Micki W. Utsler</u>	
RECORDER	
<u>12-31-01</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. 005919
BOOK 2001 PAGE 5919
2001 DEC 31 PM 3:05
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by Union State Bank, Steven D. Warrington, 201 W. Court, Winterset, Iowa (515) 462-2161

SPACE ABOVE THIS LINE
FOR RECORDER



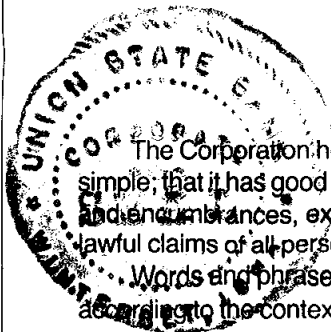
**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Thousand and no.100-----(\$200,000.00)
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to Carl Tessmer and Sara L. Tessmer, as joint tenants with
full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the
Northeast Quarter (1/4) of Section Twenty-eight (28); AND the Southeast
Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21),
all in Township Seventy-seven (77) North, Range Twenty-eight (28) West
of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract dated September
20, 1989 between Union State Bank, seller, and Carl Tessmer and Sara L.
Tessmer, buyers, of which contract was filed on September 22, 1989 in the
Office of Recorder of Madison County in book 126 on Page 73.



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.

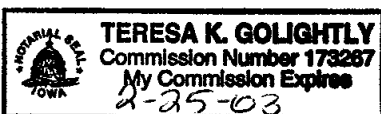
Union State Bank

Dated: December 31, 2001

By Jeffrey J. Nolan, President
Jeffrey J. Nolan, President title
By Steven D. Warrington, Senior Vice President
Steven D. Warrington, Senior Vice President title

STATE OF Iowa, Madison COUNTY, ss:

On this 31st day of December, 2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared Jeffrey J. Nolan and Steven D. Warrington
to me personally known, who being by me duly sworn, did say that they are the President
and Senior 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 Jeffrey J. Nolan
and Steven D. Warrington 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, Notary Public