

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

COMPUTER
RECORDED
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FILED NO. 006157
BOOK 2002 PAGE 6157
2002 DEC 18 PM 4:16
(4:16 pm)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

City



Address Tax Statement:

Union State Bank
201 W. Court Avenue
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of VOLUNTARY NONJUDICIAL FORECLOSURE
Dollar(s) and other valuable consideration,
ANTHONY C. CARRARA and LORI M. CARRARA, Husband and Wife,

do hereby Convey to
UNION STATE BANK

the following described real estate in MADISON County, Iowa:

A tract of land commencing 427 feet West of the Northeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and on the North line of said 40-acre tract, and running thence South 447 feet, thence West parallel with said North line 122 feet more or less to the East line of the alley on the East side of Atkinson's First Addition to the Town of Truro, thence North along the East line of said alley to the North line of said 40-acre tract, thence East to the point of beginning,

This conveyance is giving property back to the lienholder and is exempt from transfer tax under Iowa Code Section 428A.2(18).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

STATE OF IOWA

Dated: November 19, 2002

MADISON COUNTY,

SS:

On this 19th day of November,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
ANTHONY C. CARRARA and LORI M. CARRARA

Anthony C. Carrara
ANTHONY C. CARRARA (Grantor)

Lori M. Carrara
LORI M. CARRARA (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Linda K. Dutton

Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

LINDA K. DUTTON
Commission Number: 225486
My Commission Expires
04-03-03