

**REAL ESTATE TRANSFER
TAX PAID 9**

STAMP #
\$ 160.80

Micki Utsler
RECORDER
1-10-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

000156
FILED NO. _____
BOOK 2003 PAGE 156
2003 JAN 10 PM 2:54
2:54 pm
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement : Fons & Porter Publishing, L.L.C. PO Box 171
115 N. John Wayne Dr., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of ONE HUNDRED THOUSAND NINE HUNDRED THIRTY-TWO
Dollar(s) and other valuable consideration,
UNION STATE BANK
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
FONS & PORTER PUBLISHING, L.L.C.,

the following described real estate in Madison County, Iowa:
The West 22½ Feet of the East 43 Feet of Lot Four (4) in Block Twenty-four (24) of the Original Town
of Winterset, Madison County, Iowa

The purchase price is hereby allocated as follows:

Land, \$12,600.00
Building, \$88,332.00
Total, \$100,932.00

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.

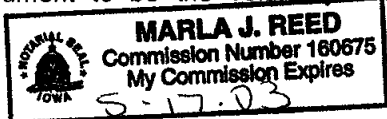
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

UNION STATE BANK
a(n) Iowa corporation

Dated: Jan 10, 2003 By Jeffrey J Nolan Pres/CEO Title

By _____ Title

STATE OF IOWA, MADISON COUNTY, ss:
On this 10th day of Jan 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J Nolan and _____ to me personally known, who being by me duly sworn, did say that they are the President and _____, respectively, 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 Union State Bank and _____ 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.



Marla J. Reed Notary Public