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Book 2006 Page 14 Type 03 001 Pages 2 Date 1/03/2006 Time 12:20 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$92.80

Rev Stamp# 1

MICHELLE UTSLER, COUNTY RECORDER

MADISON IOWA

RECORDED COMPARED



WARRANTY DEED

(CORPORATE GRANTOR) Official Form No. 104 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, 1A 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Ryan Mitchell 821 E. Washington Winterset, IA 50273

Return Document To: (Name and complete address)

Flander, Casper and Rosien, P.C. PO Box 67 Winterset, IA 50273

Grantors:

Union State Bank P. O. Box 110 201 West Court Winterset, IA 50273

Grantees:

Ryan Mitchell 821 E. Washington Winterset, Ia 50273

Legal description: See Page 2

Document or instrument number of previously recorded documents:



THE IOWA STATE BAR ASSOCIATION Official Form No. 104

JOHN E. CASPER ISBA # 000000816

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER



WARRANTY DEED (CORPORATE GRANTOR)

Dollar(s) and other valuable consideration of Fifty-Eight Thousand Five Hundred and no/100 Dollar(s) and other valuable consideration, Union State Bank a corporation organized and existing under the laws of State of Iowa does hereby Convey to Ryan Mitchell the following described real estate in	"Monarto"	
Dollar(s) and other valuable consideration. Union State Bank a corporation organized and existing under the laws of State of I lowa does hereby Convey to Ryan Mitchell The following described real estate in	For the consideration of Fifty-Eight Thousand Fiv	ve Hundred and no/100
a corporation organized and existing under the laws of State of Iowa does hereby Convey to Ryan Mitchell the following described real estate in	Dollar(s) and other valuable consideration.	
the following described real estate in MADISON County, Iowa: Lot Eight (8) in Block Fourteen (14), of Laughridge & Cassiday's Addition to the City of Winterset, in Madison County, Iowa This deed is in fulfillment of a real estate contract, dated May 15, 2003, and filed for record in the Madison County Recorder's Office on May 15, 2003 in Book 2003 at Page 2842. 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) State of Iowa corporation Title STATE OF IOWA COUNTY OF MADISON Title STATE OF IOWA COUNTY OF MADISON Title STATE OF IOWA NABRINICTON December 27, 2005 By Marsanty December 27, 2005 Notary Public STATE BANK Of Union State Bank Notary Public	a corporation organized and existing under the laws of	
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