

ENTERED FOR TAXATION  
THIS 03 DAY OF Jan 2005  
D. Cookson  
AUDITOR  
D. Cookson  
DEPUTY AUDITOR

Document 2006 14

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

COMPUTER   
RECORDED   
COMPARED



\$58,500.<sup>00</sup>

**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSSET, IA 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:**



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the 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 MADISON County, Iowa:  
Lot Eight (8) in Block Fourteen (14), of Laughridge & Cassidy'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  
Dated: December 27, 2005  
By Jeffrey J. Nolan, President Title  
By \_\_\_\_\_ Title

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on December 27, 2005  
by Jeffrey J. Nolan  
as President  
of Union State Bank



Steven D. Warrington, Notary Public