

COMPUTER   
RECORDED   
COMPARED   
REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1261  
BOOK 62 PAGE 700  
98 SEP 17 PH 12:31  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared by: Union State Bank 201 W Court Winterset IA

(515) 462-2161



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Forty-Five Thousand and NO/100 (\$45,000.00)  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to Sherry A. Tolley

the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Four (4) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.

This Deed is in fulfillment of real estate contract dated March 2, 1988, between Union State Bank, seller, and Sherry A. Tolley, buyer, and filed for record in the Office of Recorder of Madison County on March 3, 1988, at 2:47 P.M. in Book 54 on Page 157.

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.

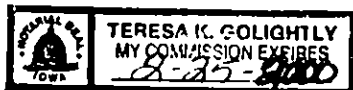
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: September 17, 1998

Union State Bank  
By [Signature]  
James F. Herrick, President  
By [Signature]  
Steven D. Warrington, Sr. Vice-President Title

STATE OF Iowa Madison COUNTY, ss:  
On this 17th day of September, 1998 before me, the undersigned, a Notary Public in and for said State, personally appeared James F. Herrick and Steven D. Warrington to me personally known, who being by me duly sworn, did say that they are the President and Sr. 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 James F. Herrick 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.



[Signature]  
Notary Public