

REC \$ 5.⁰⁰
AUD \$ 10.⁰⁰
R.M.F. \$ 1.⁰⁰

FILED NO. 3458
BOOK 141 PAGE 168
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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER

Prepared by: Union State Bank, Duane Gordon, P.O. Box 110, Winterset, IA 50201 (Madison County) 462-216



**WARRANTY DEED
(CORPORATE GRANTOR)**

RECORDED
SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Sixty Thousand 00/100 (\$60,000.00)
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to Merrill Schutz

the following described real estate in Madison County, Iowa:

North Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, Containing 80 acres more or less.

The North Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Four (4) in Township Seventy-four (74) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a real estate contract dated February 25, 1989 and filed for record on February 27, 1989 in Office of Recorder of Madison County, Iowa, in Deed Record Book 125 on Page 321.

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.

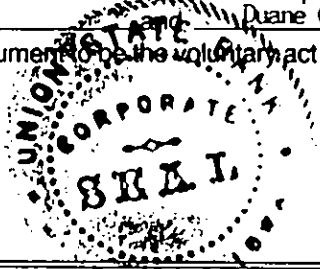
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: February 11, 1999

Union State Bank
By Steven D. Warrington
Steven D. Warrington, Sr. Vice President Title
By Duane Gordon
Duane Gordon, Vice President Title



STATE OF Iowa, Madison COUNTY, ss:
On this 11th day of February, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington and Duane Gordon to me personally known, who being by me duly sworn, did say that they are the Senior Vice President and 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 Steven D. Warrington and Duane Gordon 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.



Teresa K. Golightly
Notary Public