

REC \$ 15.00  
AUD \$ 15.00  
R.M.F. \$ 1.00

FILED NO. 2827

BOOK 62 PAGE 295

98 FEB -3 PM 3: 23

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of No Consideration  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to G & G Properties, Inc.

the following described real estate in Madison County, Iowa:

A parcel of land being part of Lot Five (5) and Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, more particularly described as follows: Begning at the Southeast corner of Lot 5 of Helen McCall Huntoon Addition; Plat No. 3, City of Winterset, Madison County, Iowa; thence North 82° 48' 12" East 22.15 feet along the North line of Madison Street; thence North 01° 32' 31" West 402.45 feet to the North line of Said Lot 6; thence South 88° 01' 40" West 4.94 feet to the Northeast corner of said Lot 5, thence South 73° 53' 11" West 172.31 feet along the North line of said Lot 5; thence South 03° 26' 48" East 374.94 feet to the North line of Madison Street; thence North 82° 48' 12" East 137.85 feet to the Point of Beginning containing 1.483 acres,

This deed is given to add to the legal description of a Warranty Deed filed at the Office of Recorder of Madison County on April 29, 1997 at 3:10 P.M. in Book 61 of Deed on Page 650. This Deed is in fulfillment of the real estate contract mentioned in the aforementioned Warranty Deed.

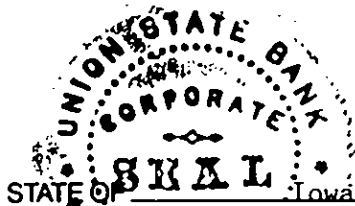
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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

Dated: February 2, 1998

By Duane Gordon  
Duane Gordon Vice President Title  
By Steven D. Warrington  
Steven D. Warrington, Senior Vice Title President



STATE OF Iowa Madison COUNTY, ss:

On this 2nd day of February, 19 98 before me, the undersigned, a Notary Public in and for said State, personally appeared Duane Gordon and Steven D. Warrington who personally known, who being by me duly sworn, did say that they are the Vice President and Senior 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 Duane Gordon 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.



Teresa K. Golightly  
Notary Public