

REAL ESTATE TRANSFER
TAX PAID 41
STAMP # 60
\$173
Michelle Utaler
RECORDER
4-28-98 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED,

FILED NO 4160
BOOK 138 PAGE 870
98 APR 28 PM 2 51
MICHELLE UTALER
RECORDER
MADISON COUNTY IOWA

REC \$ 10.00
AUD \$ 15.00
RMF \$ 1.00



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Eight Thousand Eight Hundred and no/100
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to Lloyd K. Sparks and Judith A. Spark, Husband and Wife

the following described real estate in Madison County, Iowa

See attached Exhibit "A"

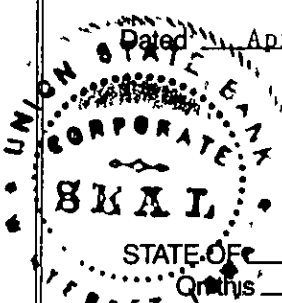
This deed is given in fulfillment of a real estate contract dated March 3, 1989 and
filed for record at the Office of Recorder of Madison County Iowa on March 3, 1989 at
10 31 A.M in Book 125 on Page 344

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 April 23, 1998
By Sherry Tolley V.P. Title
By Steven D. Warrington S.V.P. Title



STATE OF Iowa, Madison COUNTY, ss
On this 23rd day of April, 19 97 before me, the undersigned, a Notary Public in and for said State, personally appeared Sherry Tolley and Steven D. Warrington to me 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 Sherry Tolley 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



Joyce E. Binns
Joyce E. Binns, Notary Public

EXHIBIT "A" FOR LLOYD K. SPARKS AND JUDITH A. SPARKS REAL ESTATE
MORTGAGE DATED 4/17/98

A parcel of land located in the South Three fourths ($\frac{3}{4}$) of the East Half ($\frac{1}{2}$) of Section Eleven (11), the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), and in the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Section Fourteen (14), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the East line of said Section Fourteen (14), South $00^{\circ}14'00''$ West 934.14 feet, thence North $88^{\circ}37'31''$ West 364.79 feet, thence South $00^{\circ}18'22''$ East 420.58 feet to the centerline tangent of county road #G-61, thence, along said centerline tangent, North $79^{\circ}49'12''$ West 176.35 feet, thence North $62^{\circ}37'22''$ West 1819.70 feet, thence continuing along said centerline, North $65^{\circ}58'43''$ West 501.10 feet to the West line of the Northeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), thence North $00^{\circ}38'07''$ East 113.80 feet along said west line, thence South $78^{\circ}25'17''$ East 139.70 feet, thence South $62^{\circ}37'53''$ East 369.89 feet to the Easterly R.O.W. line of U.S. Highway #169, thence, along said Right-Of-Way line, North $02^{\circ}04'01''$ West 2295.60 feet, thence North $07^{\circ}50'40''$ West 253.35 feet, thence North $02^{\circ}03'11''$ West 599.96 feet, thence North $08^{\circ}48'38''$ West 252.35 feet, thence North $02^{\circ}07'03''$ West 914.50 feet to the North line of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-eight (28) West, thence departing said Right-Of-Way line South $89^{\circ}46'17''$ East 3699.40 feet to the Northeast Corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West, thence South $00^{\circ}20'09''$ West 653.44 feet, thence North $89^{\circ}36'21''$ West 1318.16 feet to the East line of said Section Eleven (11), thence, along said East line, South $00^{\circ}20'09''$ West 3290.54 feet to the Point of Beginning, **Excepting Therefrom** Parcel "A", located in the Southeast Quarter ($\frac{1}{4}$) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter corner of Section 11, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North $0^{\circ}12'37''$ East along the West line of the Southeast Quarter ($\frac{1}{4}$) of said Section 11, 1117.84 feet; thence North $88^{\circ}02'39''$ East, 406.33 feet to a point of the East right-of-way (R.O.W.) line of U.S. Highway #169 which is the Point of Beginning; thence North $2^{\circ}04'01''$ West along said Highway R.O.W. line, 281.35 feet; thence North $63^{\circ}18'48''$ East 743.00 feet; thence South $50^{\circ}23'20''$ East, 620.00 feet; thence South $46^{\circ}00'00''$ West, 270.00 feet; thence South $88^{\circ}02'39''$ West, 937.67 feet to the Point of Beginning, said **excepted** parcel contains 10.465 acres,