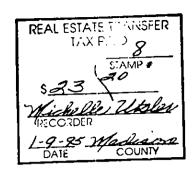
IOWA STATE BAR ASSOCIATION Official Form No. 104

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BOOK 60 PAGE 22

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MICHELLE UTSLER RECORDER MADISON COUNTY, 10WA



WARRANTY DEED (CORPORATE GRANTOR)

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of <u>Fifteen Thousand and no/l</u> Dollar(s) and other valuable consideration, <u>Union State Ba</u>	00(\$15,000,00)
a corporation organized and existing under the laws ofLow	
does hereby Convey to Ken Henrichsen	
the following described real estate inMadison	County, lowa:

Lot Twelve (12) of Helen McCall Huntoon Addition Plat No.3 to the City of Winterset, Madison County, Iowa

This deed is in fulfillment of a real estte contract dated July 1, 1988 and filed for record in the Office of Recorder of Madison County, Iowa, on July 8, 1988 in Book 54 of Deeds on Page 352.



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:	January 9, 1	995	James F. Herr By Steven D. War	. / ~ //	President Title President Title
STATE OF On this . Public in and	Iowa 9th day o for said State, personally k	- T	, 19 <u>95</u> b Herrick ly sworn, did say that th		<u>n D. Warri</u> ngton

respectively, of said corporation; that the seal has been procured by the seal of 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.

TERESA K. GOLIGHTLY
MY COMMISSION EXPIRES

Delector K Delector - Notary Public

Union State Bank

≾hlowa State Bar Association The Printing July, 1987 104 WARRANTY DEED Revised September, 1986