

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP #  
\$23  
Michelle Utzler  
RECORDER  
1-9-95 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 1274

BOOK 60 PAGE 22

95 JAN -9 PM 2:15

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

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED  
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Fifteen Thousand and no/100-----(\$15,000.00)-----  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to Ken Henrichsen

the following described real estate in Madison County, Iowa:

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, 1995

By Union State Bank  
James F. Herrick President  
By Steven D. Warrington Vice President  
Title

STATE OF Iowa, Madison COUNTY, ss:

On this 9th day of January, 19 95 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 Vice President respectively, of said corporation; that ~~no seal has been procured by the said~~ (the seal affixed thereto is the seal of said) corporation; that said instrument was signed 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. Goulightly  
Notary Public