

COMPUTER
RECORDED
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FILED NO. 1966
BOOK 60 PAGE 49

95 FEB -1 PM 2: 36

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

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., an Iowa Corporation

the following described real estate in Madison County, Iowa:

See Attached Exhibit A for legal description

This Deed is given as partial fulfillment of a Real Estate Contract dated
February 22, 1989 and filed for record at the Office of Recorder of Madison
County, Iowa on February 23, 1989 in Deed Record Book 54 and Page 724.

No consideration is given.



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 1, 1995
By James F. Herrick President
James F. Herrick Title
By Steven D. Warrington Vice President
Steven D. Warrington Title

STATE OF Iowa Madison COUNTY, ss:
On this 1st day of February, 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 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. Golightly
Notary Public

EXHIBIT A

Parcel "A" located in the South Half ($\frac{1}{2}$) of the Southwest Fractional Quarter ($\frac{1}{4}$), of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of Lot 5, Plat 2, Helen McCall Huntoon Addition to the City of Winterset, Madison County, Iowa; thence, along the North line of the South Half ($\frac{1}{2}$) of the Southwest Fractional Quarter ($\frac{1}{4}$), of Section 30, Township 76 North, Range 27 West of the 5th P.M., South $89^{\circ}54'17''$ East 449.04 feet; thence South $00^{\circ}05'43''$ West 547.31 feet to the Northerly line of Plat 3, Helen McCall Huntoon Addition; thence, along said Northerly line, South $75^{\circ}38'00''$ West 64.00 feet; thence South $75^{\circ}08'07''$ West 105.32 feet; thence South $85^{\circ}12'51''$ West 157.73 feet; thence South $76^{\circ}00'44''$ West 110.00 feet to the Southeast corner of Lot 6, Plat 2, Helen McCall Huntoon Addition; thence, along the Easterly line of said Plat 2, North $02^{\circ}10'16''$ West 270.90 feet; thence North $89^{\circ}57'16''$ West 7.20 feet; thence North $00^{\circ}28'16''$ West 360.00 feet to the point of beginning. Said Parcel "A" contains 6.000 acres,