

IOWA STATE BAR ASSOCIATION
Official Form No. 104

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 39.20
Michelle Utaler
RECORDER
11-2-95 Madison
DATE COUNTY

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

COMPUTER
RECORDED
CORRECTED

FILED NO. 1250
BOOK 60 PAGE 566
95 NOV -2 PM 1:16
MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA



**WARRANTY DEED
(CORPORATE GRANTOR)**

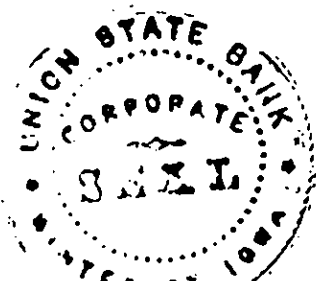
SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty-five Thousand and no/100-----(\$25,000.00)-----
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to Gary Myers and Debra Myers

the following described real estate in Madison County, Iowa:

Commencing at a point 33 Feet West of the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence West 250 feet, thence South 80 feet, thence East 250 feet, thence North 80 feet to the place of beginning, except the West 30.5 feet thereof

This deed is given in fulfillment of a real estate contract dated December 23, 1986 and filed for record at the Office of Recorder of Madison County on December 29, 1986 at 2:28 P.M. in Book 122 of Deeds on Page 557.



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: November 2, 1995

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

STATE OF Iowa Madison COUNTY, ss:
On this 2nd day of November, 1995 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. Goughly
Notary Public