

COPIES
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 9
STAMP #
\$ 45.00
[Signature]
RECORDED
8-2-95 [Signature]
DATE COUNTY

FILED NO. 304
BOOK 60 PAGE 381
95 AUG -2 PM 2:52
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty-eight Thousand Six Hundred Thirty-two and 12/100 (\$28,632.12)
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to JAN-CAT, Inc., an Iowa Corporation

the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block One (1) of A.B. Shriver's Addition to the Town of Winterset,
Madison County, Iowa.

This deed is given in fulfillment of a real estate contract dated June 11, 1993 and filed
for record at the Office of Recorder of Madison County on the 11th day of June 1993 in
Book 58 of Deeds on Page 393.



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: August 2, 1995

Union State Bank
By [Signature]
James F. Herrick, President Title
By [Signature]
Steven D. Warrington V.P. Title

STATE OF Iowa Madison COUNTY, ss:
On this 2nd day of August, 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 (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.



Marla J. Reed, Notary Public