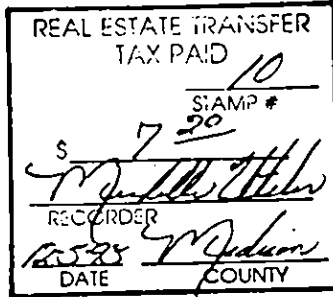


REC. \$5.00
TAX \$5.00
R.M.F. \$4.00



FILED NO. 1580

BOOK 60 PAGE 637

95 DEC -5 PM 2:46

MICHELLE UTSLEY
RECORDER
MADISON COUNTY, IOWA

SEARCHED ✓
INDEXED ✓
CORRECTED ✓



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Five Thousand and no/100-----(\$5,000.00)-----
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to Franklin Jones

the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Six (6) of North Addition to the Town of Winterset, Madison
County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated September 8, 1993
between Union State Bank, seller, and Franklin Jones, buyer, and filed for Record at
the Office of Recorder of Madison County on September 13, 1993 in Book 58 of Deeds on
Page 573.



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: December 5, 1995
By Union State Bank
Steven D. Warrington V.P. Title
Duane Gordon V.P. Title

STATE OF Iowa Madison COUNTY, ss:
On this 5th day of December, 19 95 before me, the undersigned, a Notary
Public in and for said State, personally appeared Steven D. Warrington and Duane Gordon
Vice President and Vice President
respectively, of said corporation; that ~~(NO SEAL HAS BEEN AFFIXED BY THE BANK)~~
(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 Steven D. Warrington
and Duane Gordon 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.



Joyce E. Binns
Notary Public