

IOWA STATE BAR ASSOCIATION
Official Form No. 104

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

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

FILED NO. 670

BOOK 61 PAGE 310

Prepared by:
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Des Moines, Iowa 50311
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COMPUTER
RECORDED
COMPARED

96 SEP -5 PM 1:25

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One and no/100
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to G and G Properties Inc.

the following described real estate in Madison County, Iowa:

Lot Seven (7) of HELEN McCALL HUNTOON ADDITION,
PLAT NO. THREE (3), to the Town of Winterset,
Madison County, Iowa.

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 at page 724

This Deed is exempt from Transfer Tax due to Iowa code 428A.2 #21

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: September 4, 1996

Union State Bank
By James Herrick Title
By Duane Gordon Title

STATE OF IOWA MADISON COUNTY, ss:
On this 4th day of September, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared James Herrick and Duane Gordon 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 Herrick 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.



Teresa K. Golightly
Notary Public

*Re-Recorded
See Deed Record 61-466
12-4-96*