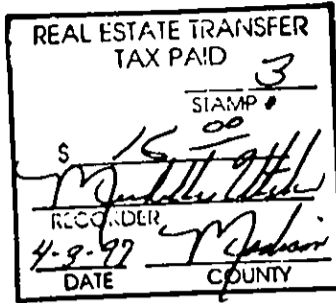


COMPILED
RECORDED
COMPARED

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



FILED NO. 2653
BOOK 137 PAGE 385
97 APR -3 PH 2:13
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Steven D. Warrington, Union State Bank, 201 West Court, Winterset, Iowa (515) 462-4621



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

2161

For the consideration of Ten Thousand Five Hundred and no/100-----(\$10,500.00)-----
Dollar(s) and other valuable consideration, Union State Bank of Winterset, Iowa
a corporation organized and existing under the laws of Iowa
does hereby Convey to Jerry M. Perkins, a single person

the following described real estate in Madison County, Iowa:

See Attached Exhibit A herein and made apart of this deed.

This deed is given in fulfillment of a real estate contract dated June 3, 1987 and
filed for record at the Office of Recorder of Madison County Iowa on June 4, 1987 at
1:35 P.M. in Book 123 on Page 249.



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: April 3, 1997
By James F. Herrick Union State Bank
James F. Herrick, President Title
By Steven D. Warrington
Steven D. Warrington, V.P. Title

STATE OF Iowa, Madison COUNTY, ss:
On this 3rd day of April, 19 97 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 produced 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.



Joyce E. Binns, Notary Public

Exhibit A Legal Description:

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Three (3),
in Township Seventy-five (75) North Range Twenty-seven (27) West of the 5th
P.M., Madison County, Iowa. Excepting therefrom the following:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 3, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the SW¼ of the NE¼ of Section 3, T75N, R27W of the 5th P.M., Madison County, Iowa; Thence North 00°00'00" 481.70 feet along the east line of said SW¼ of the NE¼ to the point of beginning. Thence continuing North 00°00'00" 415.50 feet; thence North 83°57'09" West 470.90 feet; thence South 06°08'09" West 467.79 feet; thence South 90°00'00" East 518.28 feet to the point of beginning. Said tract contains 5.00 Acres including 0.34 Acres of County Road Right of Way.

Well and Water Line Easement Description:

A strip of land 20 feet wide being 10 feet wide on both sides of the following described centerline:

Commencing at the Southwest Corner of the above described tract of land; thence North 06°08'09" East 147.15 feet along the west line of said tract to the point of beginning. Thence South 43°25'36" West 125.66 feet; thence South 77°35'21" West 115.25 feet; thence South 42°16'54" West 182.77 feet; thence South 02°51'24" West 200.00 feet to the South terminus.

Said tract being sold containing 35 acres more or less.