AUCS 5.00 RMF R/ 60

FILED NO 670

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Prepared by: James L. Hansen 6600 University Avenue Des Moines, Iowa 50311 515-279-9705 RECORDED /

96 SEP -5 PM 1: 25

MICHELLE UTSLER RECORDER: MADISON COUNTY, 10WA



WARRANTY DEED (CORPORATE GRANTOR)

SPACE ABOVE THIS LINE FOR RECORDER

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, lowa:

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-

REC : 500 100 500 100 5 100

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96 DEC -4 PH 3: 04

COMPLITER / RECORDID / COMPARED /

MICHELLE UTSLER RECORDER MADISON COUNTY, 10 WA

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.

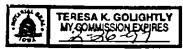
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: September 4, 1996

By Dames Herrico Perfent. Title

Buane Gordon Vice Bresidentile

					18 Ho
STATE OF	AWOI			ISON	COUNTY, ss:\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
On this	4th	day of	Sept <u>ember</u>	, 19_	96 before me, the undersigned, a Notary
Public in and f	or said State	, personally a	appeared <u>James</u>	Herrick	and Duane
Gordon	to me per	sonally know	n, who being by me d	luly sworn, did sa	ay that they are the <u>President</u> ice President
respectively, o	of said corpor	ation; that ()g	e seal affixed thereto is	s the seal of said	corporation; that said instrument was signed to
and sealed on	behalf of sa	id corporation	n by authority of its Bo	ard of Directors:	; and that the said <u>James</u>
Herrick	and <u>D</u> 1	<u>uane Gor</u>	don	as such of	ficers, acknowledged the execution of said
instrument to t	he the volunt	ary act and d	eed of said corporation	on, by it and by th	nem voluntarily executed.



_, Notary Public