

GAFTER RECORDING RETURN TO:
COLDWELL BANKER
MID-AMERICA GROUP
Attn: Closing
4800 Westown Parkway, #110
West Des Moines, IA 50266

COMPUTER RECORDED COMPARED
REC \$ 5.00
AUD \$ 5.00
P.M.F. \$ 1.00

FILED NO. 2828
BOOK 61 PAGE 632
97 APR 17 AM 9:49
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

Preparer	Coldwell Banker Mid-America Group	Same as Above	515-224-8888
Information:	Name	Street Address	City, State, Zip
971184			

**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One Dollar (\$1.00)
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of the State of Iowa
does hereby convey to Grand G PROPERTIES, INC.

the following described real estate in MADISON County, Iowa:

The East One Hundred thirty-nine and one-half (139 1/2) feet of Lot Six (6) of HELEN McCALL HUNTOON ADDITION PLAT NO. 3, to the City of Winterset, Madison County, Iowa (Locally, known as: 905 East Madison Street, Winterset, Iowa 50273) an Official Plat, now included in and forming a part of the City of Winterset subject to and together with any and all easements, covenants and restrictions of record

This Deed is given as partial fulfillment of a Real Estate Contract dated February 22, 1989 and filed of record at the Office of Recorder of Madison County, Iowa on February 23, 1989 in Deed Record Book 54 and 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: April 15, 1997

Union State Bank
X By Steven D. Warrington V.P.
Steven D. Warrington, V.P. Title
X By Duane Gordon V.P.
Duane Gordon, V.P. Title

STATE OF Iowa, MADISON COUNTY, ss:
On this 15th day of April, 19 97 before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington, and Duane Gordon to me personally known, who being by me duly sworn, did say that they are the Vice President and Vice President respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Union State Bank, and as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by



My Commission Expires

Theresa K. Goufflet
Notary Public

For Corrected Deed - see Deed Book 61 - 731 6-12-97