

COMPUTER   
RECORDED   
COMPALED

REG. \$ 10.00  
L.S. \$ 10.00  
L.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 45  
STAMP #  
\$ 103.90  
RECORDED  
4-29-97  
DATE  
Madison  
COUNTY

FILED NO. 2979  
BOOK 61 PAGE 650  
97 APR 29 P11 3: 10  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

For County and See Deed then 61-691  
See Deed then 61-691  
for additional legal 5-7-97  
69-295 2-3-98

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED  
(CORPORATE GRANTOR)

For the consideration of Sixty-five Thousand and no/100-----(\$65,000.00)-----  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to G and G Properties, Inc.

the following described real estate in Madison County, Iowa:  
See Attached Exhibit A:

This Deed is given in 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.



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 28, 1997  
By Union State Bank  
James F. Herrick, President Title  
Steven D. Warrington, SR. V.P. Title

STATE OF Iowa Madison COUNTY, ss:  
On this 29th 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 Senior 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 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.

TERESA K. GOUGHTLY  
MY COMMISSION EXPIRES  
2-25-98

Teresa K. Goughtly  
Notary Public

Exhibit A

Legal Description:

Lots 2,3,9 and 10 of Helen McCall Huntoon Addition - Plat No. 3 to the City of Winterset, Madison County, Iowa.

AND

Lots 4 and 5 of Helen McCall Huntoon Addition - Plat No. 3 to the City of Winterset, Madison County, Iowa, except A parcel of land in Lot Five (5) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa described as beginning at the Southwest Corner of said Lot Five (5); thence North 00°07'19" East along the West line of said Lot Five (5) 371.30 feet to the Northwest corner of said Lot Five (5); thence North 73°53'11" East 37.83 feet along the North line of said Lot five (5); thence South 03°26'48" East 374.94 feet to the North line of Madison Street; thence South 82°48'12" West 60.15 feet to the Point of Beginning, containing 0.4131 acres, AND A parcel of land in Lot Four (4) of Helen McCall Huntoon Addition Plat No. 3, City of Winterset, Madison County, Iowa described as beginning at the Southeast Corner of said Lot Four (4); thence South 82°48'12" West along the North line of Madison Street 29.85 feet; thence North 04°22'22" West 359.38 feet to the North line of said Lot Four (4); thence North 73°53'11" East along the North line of said Lot Four (4) 60.17 feet to the Northeast Corner of said Lot Four (4); thence South 00°17'19" West 371.30 feet to the Point of Beginning, containing 0.3692 acres,

AND

a tract of land in the South half of the Southwest Fractional Quarter of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the South Quarter corner of Section 30, T76N, R27W of the 5th P.M, Madison County, Iowa; thence North 01°10'00" West 1,092.33 feet along the East line of the SW 1/4 of said Section 30 to the point of beginning. Thence South 87°58'00" West 257.76 feet; thence South 73°53'00" West 330.00 feet; thence South 55°38'00" West 330.00 feet; thence South 75°38'00" West 222.00 feet; thence South 75°08'07" West 105.32 feet; thence South 85°12'51" West 157.73 feet; thence South 76°00'44" West 110.00 feet; thence North 02°10'16" West 270.90 feet; thence North 89°57'16" West 7.20 feet; thence North 00°28'16" West 360.00 feet; thence South 89°54'17" East 1,443.75 feet to the East line of the SW1/4 of said Section 30; thence South 01°10'00" East 219.50 feet along said East line to the point of beginning. Said tract of land contains 13.757 Acres including 0.506 Acres of County Road Right of Way.

Note: The South line of the SW. frac. 1/4 of Section 30, T76N, R27W of the 5th P.M. is assumed to bear due East and West.

Except: the following:

Parcel "A" located in the South Half (1/2) of the Southwest Fractional Quarter (1/4), of Section thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of Lot 5, Plat 2, Helen McCall Huntoon Addition to the City of Winterset, Madison County, Iowa; thence, along the North line of the South Half (1/2) of the Southwest Fractional Quarter (1/4), of Section 30, Township 76 North, Range 27 West of the 5th P.M., South 89°54'17" East 449.04 feet; thence South 00°05'43" West 547.31 feet to the Northerly line of Plat 3, Helen McCall Huntoon Addition; thence, along said Northerly line, South 75°38'00" West 64.00 feet; thence South 75°08'07" West 105.32 feet; thence South 85°12'51" West 157.73 feet; thence South 76°00'44" West 110.00 feet to the Southeast corner of Lot 6, Plat 2, Helen McCall Huntoon Addition; thence, along the Easterly line of said Plat 2, North 02°10'16" West 270.90 feet; thence North 89°57'16" West 7.20 feet; thence North 00°28'16" West 360.00 feet to the point of beginning. Said Parcel "A" contains 6.000 acres,