

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

FILED NO. 3102

BOOK 61 PAGE 671

97 MAY -7 PM 2:43

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of No Consideration
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 6 of Helen McCall Huntoon Addition Plat No. 3 to the City of Winterset,
Madison County, Iowa except:

The East One Hundred thirty-nine and one-half (139½) 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 to add to the legal description of a Warranty Deed filed at the
Office of Recorder of Madison County on April 29, 1997 at 3:10 P.M. in Book 61 of
Deed on Page 650. This Deed is in fulfillment of the real estate contract mentioned
in the aforementioned Warranty Deed.



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

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

STATE OF Iowa, Madison COUNTY, ss:
On this 7th day of May, 1997 before me, the undersigned, a Notary
Public in and for said State, personally appeared Duane Gordon and Steven D.
Warrington to me personally known, who being by me duly sworn, did say that they are the
Vice 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 Duane Gordon
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. Golightly, Notary Public