

IOWA STATE BAR ASSOCIATION
Official Form No. 104

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REGISTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 3651

BOOK 137 PAGE 636

REC BY S.P.
AUD BY S.P.
R.M.F. L.P.

97 JUN 24 PM 2: 18

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar 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 Lloyd K. Sparks and Judith A. Sparks, Husband and Wife

the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter of Section 11, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section 11, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 0°12'37" East along the West line of the Southeast Quarter of said Section 11, 1117.84 feet; thence North 88°02'39" East, 406.33 feet to a point on the East right-of-way (R.O.W.) line of US. Highway #169 which is the Point of Beginning; thence North 2°04'01" West along said Highway R.O.W. line, 281.35 feet; thence North 63°18'48" East, 743.00 feet; thence South 50°23'20" East, 620.00 feet; thence South 46°00'00" West, 270.00 feet; thence South 88°02'39" West, 937.67 feet to the Point of Beginning. Said parcel contains 10.465 acres.

This warranty deed is given in partial fulfillment of a real estate contract dated March 3, 1989 filed with the Madison County Recorders Office on March 3, 1989 at book 125 page 344. 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: June 23, 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 23rd day of June, 19 97 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

and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Vice President

and Senior Vice President 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

