

COMPUTER   
RECORDED   
COMPARED

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 9  
STAMP #  
\$ 136.00  
Michelle Utzler  
RECORDER  
11-6-97  
DATE COUNTY

FILED NO 1790  
BOOK 138 PAGE 205  
97 NOV -6 PM 2:42  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Eighty Five Thousand Two Hundred and no/100-----  
Dollar(s) and other valuable consideration, Union State Bank, Winterset, Iowa  
a corporation organized and existing under the laws of the State of Iowa  
does hereby Convey to A&M Trust

the following described real estate in Madison County, Iowa

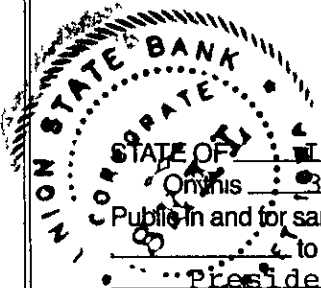
See Exhibit I attached

In satisfaction of a contract dated April 3, 1989 and filed  
with the Madison County Recorder April 5, 1989 in Book 125 on  
Page 460, filed #1964 at 1:00 P.M.

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

Union State Bank  
Dated October 31, 1997  
By Steven D. Warrington SVP Title  
Steven D. Warrington SVP Title  
By Sherry Tolley V.P. Title  
Sherry Tolley VP Title



STATE OF Iowa, Madison COUNTY, ss  
On this 3rd day of November, 19 97 before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington and Sherry Tolley to me personally known, who being by me duly sworn, did say that they are the Senior Vice President and 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 Steven D. Warrington and Sherry Tolley 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  
MY COMMISSION EXPIRES  
2-25-97

Teresa K. Golightly  
Notary Public

## EXHIBIT I

The West Half (1/2) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-three (23), except a tract-commencing at the Southwest corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section, running thence North 440 feet, thence East 270 feet, thence South 700 feet, thence West 600 feet, thence North 260 feet, thence East 330 feet to the point of beginning, and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that part thereof deeded to State of Iowa for highway purposes