

IOWA STATE BAR ASSOCIATION  
Official Form No. 104

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

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP #  
\$ 76.00  
*Michelle Little*  
RECORDER  
3-4-92 Madison  
DATE COUNTY

COMBINED

FILED NO. 2077

BOOK 57 PAGE 348

92 HAR -4 P11 3: 29

MICHELLE LITTLE  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Forty-seven Thousand Seven Hundred and no/100--(\$47,700.00)  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to Madison Farms, Inc.

the following described real estate in Madison County, Iowa:

The South Two-Thirds (S 2/3) of Lot Four (4), Block Seventeen (17), of  
the Original Town of Winterset, Madison County, Iowa

This Deed is in fulfillment of a Real Estate Contract dated February 21, 1986 and  
filed in The Office of Recorder Madison County, Iowa on March 6, 1986 in Book 52  
of contract on Page 761



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: March 2, 1992

Union State Bank  
By *James F. Herrick*  
James F. Herrick, President Title  
By *Steven D. Warrington*  
Steven D. Warrington, A.V.P. Title

STATE OF Iowa Madison COUNTY, ss:  
On this 2nd day of March 19 92 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 Assistant 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.

*Joyce E. Binns*  
 Notary Public