



FILED NO. **2602**
BOOK 57 PAGE 460
92 APR 28 PM 2:43
MICHELLE UTSLOR
RECORDER
MADISON COUNTY, IOWA

COMPLETED

Transfer \$5.00, Fee \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Twenty-five Thousand and no/100-----(\$25,000.00)-----
Dollar(s) and other valuable consideration, G & G Properties, Inc.
a corporation organized and existing under the laws of Iowa
does hereby Convey to Union State Bank

the following described real estate in Madison County, Iowa:

Lot 1 of Helen McCall Huntoon Addition Plat No. 3 to the City of Winterset,
Madison County, Iowa, subject to easements and restrictions of record, if any.

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 24, 1992
By G & G Properties, Inc. President
Roger T. Gifford Title
By _____ Title

STATE OF Iowa, Madison COUNTY, ss:
On this 24th day of April, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared Roger T. Gifford and _____ to me personally known, who being by me duly sworn, did say that he is the President _____ and _____ 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 Roger T. Gifford and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



Marla J. Reed
Notary Public