

FILED NO. 2601  
BOOK 57 PAGE 459

92 APR 28 PM 2:42

MICHELLE UTSLEN  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of One 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 G & G Properties, Inc.

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.

This deed is given as partial fulfillment of a Real Estate Contract dated  
February 22, 1989 and filed for record at The Office of Recorder, Madison  
County, Iowa, on February 23, 1989 in Book 54 of Deeds Page 724.

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: April 24, 1992  
By Union State Bank  
James F. Herrick President  
Title  
By \_\_\_\_\_  
Title



STATE OF Iowa Madison COUNTY, ss:  
On this 24th day of April, 19 92 before me, the undersigned, a Notary  
Public in and for said State, personally appeared James F. Herrick 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  
(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 \_\_\_\_\_ as such officers, acknowledged the execution of said  
instrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.



Joyce E. Binns  
Notary Public