IOWA STATE BAR ASSOCIATION Official Form No. 104

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

FILED NO. 2601 BOOK 57 PAGE 459

92 APR 28 PH 2: 42

COMMISED

PHOMELLE UTSLER RECORDER MADISON COUNTY, 10WA

Fee \$5.00 Transfer \$5.00

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration ofOne_and_no/100
the following described real estate inMadlsonCounty, lowa:

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.

STATE OF Towa Madison COUNTY, ss: On this 25 ft da of April 19 92 before me, the undersigned, a Note Public in and for said Statemers of ally appeared Iames 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 sign (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 as such officers, acknowledged the execution of sinstrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.		Union State Bank		
STATE OF Towa Madison COUNTY, ss: On this Public in and for said State personally appeared 19 22 before me, the undersigned, a Nota and and respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was sign and sealed on behalf of said corporation by authority of its Board of Directors; and that the saidlames_F. Herrick as such officers, acknowledged the execution of sinstrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.	Dated: April 24, 1992	By By	melleuch	President
STATE Of Towa	STATE	James	F. Herrick	Title
On this 24-11	Z ONFORATE A	<i></i>		Title
On this Public in and for said State personally appeared	OTATE OF TOWN	Madison	COUNTY, ss:	
Public in and for said State personally appeared	The second of th	19	9 <u>92</u> before me, the u	ndersigned, a Notary
respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was sign (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 as such officers, acknowledged the execution of sinstrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.				
respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was sign (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 as such officers, acknowledged the execution of sinstrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.	Public in and for sale state opersonally appeared	sing by moduly swom did	say that he is the P	resident
respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was sign (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 saidIames_F. Herrick as such officers, acknowledged the execution of sinstrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.	to me personally known, who be	eing by the duty swort, did	and the same and the	
instrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.	(the seal affi	is been procured by the sai	aid)	
LAYCE BINNS Jayce E. Ternin	and	as such	omcers, acknowledged i	THE EXECUTION OF SAID
		aid corporation, by it and by	y his voluntarily execute	:d.
	JCYCE E. BINNS MY COMMISSION EXPIRE			, Notary Public

c) Iowa State Bar Association This Printing July, 1987 104 WARRANTY DEED Revised September, 1986