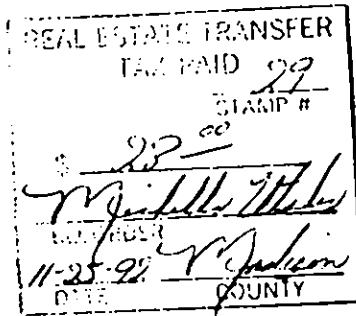


REC \$ 5.00
AUD \$ 5.00



FILED NO. 1369
BOOK 57 PAGE 788
92 NOV 25 AM 11:33
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COPIED

SPACE ABOVE THIS LINE
FOR RECORDER



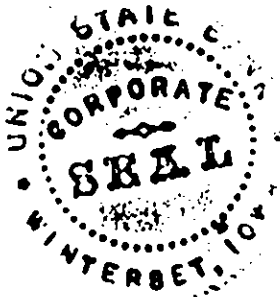
**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Eighteen Thousand and no/100 ----- (\$18,000.00) -----
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of State of Iowa
does hereby Convey to Darrell L. Jensen

the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East 6 Feet of Lot Seven (7) in Block Two (2) of
Laughridge & Cassidy's Addition to the City of Winterset, Madison County,
Iowa

This deed is fulfillment of real estate contract dated July 26, 1989 between
Union State Bank, seller, and Darrell L. Jensen, buyer, filed of Record
in the Office of Recorder of Madison County on July 26, 1990 in Book 56 of
Deeds on Page 79.



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: November 20, 1992
By Union State Bank
James F. Herrick President
Steven D. Warrington Vice President

STATE OF Iowa Madison COUNTY, ss:
On this 20th day of November, 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 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
JOYCE E. BINNS
MY COMMISSION EXPIRES
1-10-93