

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 29 / 100
Michelle Utsler
RECORDER
7-21-89 Madison
DATE COUNTY

COMPARED

FILED NO. 162
BOOK 130 PAGE 204
92 JUL 21 PH 2:09
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Nineteen Thousand 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 Sylvia Waterman

the following described real estate in Madison County, Iowa:

See attached exhibit I for legal description

This warranty deed is given in fulfillment of a real estate contract dated July 27, 1988 and recorded in the office of Recorder, Madison County, Iowa on November 29, 1988 in book 125 of deeds on page 70 and fulfillment of a real estate contract, correcting the legel of the afore mention contract, dated August 9, 1989 and recorded in the office of Recorder, Madison County, Iowa , on August 11, 1989 in Book 125 of deeds on page 784.



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: July 20, 1992
By James F. Herrick Title
(By James F. Herrick President Title

STATE OF Iowa, Madison COUNTY, ss:
On this 20th day of July, 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 they are 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 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 them voluntarily executed.

Marla J. Reed
 , Notary Public

Exhibit I attached to and by this reference made a part of a certain real estate contract whereby Union State Bank is the seller and Sylvia Waterman is the buyer.

The Northwest Quarter NW $\frac{1}{4}$ of the Northeast Quarter NE $\frac{1}{4}$ of Section Eight (8) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Excepting Therefrom.

A parcel of land described as beginning at the Northeast Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 74 north, Range 28 West of the 5th P.M., Madison County, Iowa; thence S 0° 03' 28"W 421.78 feet along the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 8; thence S 89° 04' 20"W 319.00 feet; thence N 0° 16' 15"W 426.95 feet to the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 8; thence N 90° 00' 00"E 321.41 feet to the Point of Beginning containing 3.1193 acres including 0.3631 acres of county road right-of-way.