



WARRANTY DEED (CORPORATE)

Know All Men by These Presents:

That Union State Bank

having its principal place of business at 201 West Court Winterset in Madison

County and State of Iowa, a corporation organized and existing under the

laws of Iowa, in consideration of the sum of One and no/100

in hand paid does hereby CONVEY unto _____

G & G Properties, Inc.

Grantees' Address: 1012 N. 10th Street Winterset Iowa

the following described real estate situated in Madison County, Iowa, to wit: **FILED NO. 111**

Lot 2 and 3 of a replat of Helen McCall Huntoon Addition Plat No. 3 Lots 4, 5, and 6 to the City of Winterset, Madison County, Iowa, subject to easements and restrictions of record if any.

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93 JUL 14 PM 2:49

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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. Fee \$6.00 Transfer \$5.00

This Deed is exempt from Transfer Tax due to Iowa Code 428A.2 #21.

COMPUTER
RECORDED
COMPARED

And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 9th day of July, 19 93.

Union State Bank

By James F. Herrick
James F. Herrick, President Title

By _____
Title

201 West Court

Winterset, Iowa 50273
(Grantors' Address)

STATE OF Iowa, Madison COUNTY, ss.

On this 9th day of July, A.D. 19 93 before me, the undersigned, a Notary Public in and for said County and 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 _____ (the seal affixed thereto is the seal of 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.

JOYCE E. BINNS
MY COMMISSION EXPIRES
1-10-96

Joyce E. Binns
Notary Public in and for said County and said State.

For Corrected Deed
Deed No 59-605
9-21-94

Please type or print names under signatures as per Sec. 225.2 Code of Iowa as amended