

REAL ESTATE TRANSFER  
TAX PAID  
\$ 61.60  
Michelle Utsler  
RECORDED  
2-9-93  
DATE

FILED NO. 1997  
BOOK 131 PAGE 165  
93 FEB -9 PH 2:29

Fee \$5.00  
Transfer \$5.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Thirty-Eight Thousand Nine Hundred Ninety-Five and 45/100 (\$38,995.45)  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to William G. Eischen

the following described real estate in Madison County, Iowa:

a tract of land in the Southwest Quarter of the Northeast Quarter of Section 3, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the SW1/4 of the NE 1/4 of Section 3, T75N, R27W of the 5th P.M., Madison County, Iowa; Thence North 00° 00' 00" 481.70 feet along the east line of said SW1/4 of the NE1/4 to the point of beginning. Thence continuing North 00° 00' 00" 415.50 feet; thence North 83° 57' 09" West 470.90 feet; thence South 06° 08' 09" West 467.79 feet; thence South 90° 00' 00" East 518.28 feet to the point of beginning. Said tract contains 5.00 Acres including 0.34 Acres of County Road Right of Way.

Well and Water Line Easement Description:

A strip of land 20 feet wide being 10 feet wide on both sides of the following described centerline:

Commencing at the Southwest Corner of the above described tract of land; thence North 06° 08' 09" East 147.15 feet along the west line of said tract to the point of beginning. Thence South 43° 25' 36" West 125.66 feet; thence South 77° 35' 21" West 115.25 feet; thence South 42° 16' 54" West 182.77 feet; thence South 02° 51' 24" West 200.00 feet to the South terminus.

This deed is given in fulfillment of a real estate contract dated December 23, 1988 filed in the Office of Recorder, Madison County, Iowa, on March 22, 1989 in Book 125 of deeds on page 407.

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: February 8, 1993

Union State Bank  
By James F. Herrick President  
By Steven D. Warrington Vice President



STATE OF Iowa, Madison COUNTY, ss:  
On this 8th day of February, 19 93 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  
MY COMMISSION EXPIRES  
1-10-96

Joyce E. Binns  
Notary Public