

REAL ESTATE TRANSFER  
TAX PAID 36  
STAMP #  
\$ 88.80  
Michelle Utsler  
RECORDER  
7-29-93 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

REC \$ 6.00  
AUD \$ 10.00

FILED NO. 251  
BOOK 131 PAGE 751  
93 JUL 29 AM 11:00  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Fifty-six Thousand and no/100----- (\$56,000.00)  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to Sharon J. Llewellyn a.k.a. Sharon J. James

the following described real estate in Madison County, Iowa:

The Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-two (22) and the South  $12\frac{1}{2}$  feet of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa together with all rights of vendor in Waterline and related property rights as described in that certain document dated September 27, 1978, and filed of record on October 18, 1978 in Deed Record Book 112 at Page 476 of the Records of the County Recorder of Madison County, Iowa.

This deed is given in satisfaction of a real estate contract dated May 26, 1989 and filed for record in the office of Recorder Madison County, Iowa on May 30, 1989 in Book 125 of deeds on Page 603.

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.

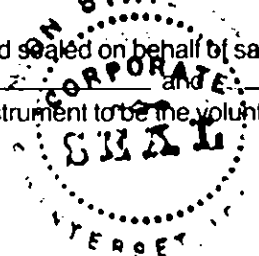
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: July 14, 1993  
By Union State Bank  
Steven D. Warrington, V.P. Title  
By Steven D. Warrington, V.P. Title

STATE OF Iowa Madison COUNTY, ss:  
On this 14th day of July, 1993 before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington and \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that they are the Steven D. Warrington and \_\_\_\_\_

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 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



DEED RECORD 131

751