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FILED NO. 987
BOOK 58 PAGE 675
93 OCT 14 PM 2:29

REC \$ 6.00
AUD \$ 5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of ONE 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 G & G Properties, Inc.

the following described real estate in Madison County, Iowa:

Lot 5 of Helen McCall Huntoon Addition - Plat No. 3 to the City of
Winterset, Madison County, Iowa.

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

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: October 13, 1993

Union State Bank
By James F. Herrick President
James F. Herrick Title
By _____ Title

STATE OF Iowa Madison COUNTY, ss:
On this 13th day of October, 19 93 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 produced 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.~~
(the seal affixed thereto is the seal of said)

Duane Gordon
DUANE GORDON
MY COMMISSION EXPIRES
5-17-96
Notary Public