

IOWA STATE BAR ASSOCIATION
Official Form No. 104

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

FILED NO. 2708
BOOK 59 PAGE 186
94 APR 14 PM 3:13

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



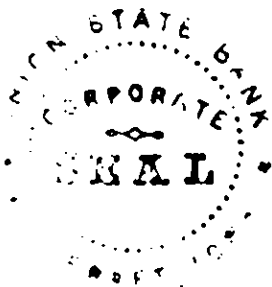
**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and no/100-----(\$1.00)-----
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., an Iowa Corporation

the following described real estate in Madison County, Iowa:

The West $\frac{1}{2}$ of Lot 8 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: April 13, 1994
By Union State Bank
James F. Herrick President
By _____ Title

STATE OF Iowa Madison COUNTY, ss:
On this 13th day of April, 1994 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.



Steven D. Warrington
Notary Public

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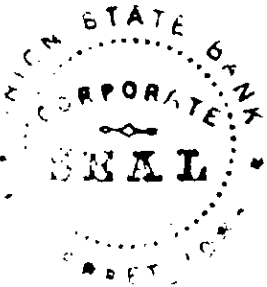
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Steven D. Warrington
_____, Notary Public