

REAL ESTATE TRANSFER TAX PAID	
	37
STAMP #	
\$	56.80
<i>Michelle Utsler</i>	
RECORDER	
5-31-94	Madison
DATE	COUNTY

COMPUTER
RECORDED
COMPARED
REC \$ 500
AUD \$ 500
R.M.F. \$ 1.00

FILED NO. 3318
BOOK 59 PAGE 306
94 MAY 31 PH 3:08
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Thirty-five Thousand Five Hundred Forty-five and 03/100-(\$35,545.03)
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to James C. Eller and Susan Eller, husband and wife

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 247 feet South
of the Northwest corner of Section Twenty-four (24)
in Township Seventy-five (75) North, Range Twenty-six
(26) West of the 5th P.M., Madison County, Iowa, running
thence South 94 feet, thence East 274 feet, thence North
94 feet, thence West 274 feet to the point of beginning.

This deed is in fulfillment of a real estate contract dated April
21, 1989 and filed on April 26, 1989 at the Office of Recorder
of Madison County in Book 125 of Deeds on Page 527, of which contract
replaced the real estate contract file on October 3, 1988 in Book
54 of Deeds on Page 526.



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.

Union State Bank,
Dated: May 31, 1994
By *James F. Herrick* Title
James F. Herrick, President Title

STATE OF Iowa, Madison COUNTY, ss:
On this 31st day of May, 19 94 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 (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 _____ 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