

REAL ESTATE TRANSFER
TAX PAID 28
STAMP #
\$ 107.20
Michelle Utsler
RECORDER
11-17-94 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1367

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94 NOV 17 PM 2:44

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
(CORPORATE GRANTOR)

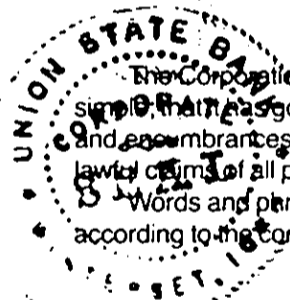
SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Sixty-Seven Thousand Five Hundred and no/100-----(67,500.00)
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to Annette Y. Howell

the following described real estate in Madison County, Iowa:

A tract of land in the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00° 00' 00", 2334.03 feet, along the east line of the Southeast Quarter (1/4) of said Section Eighteen (18); thence North 77° 56' 50" West, 609.34 feet; thence North 88° 08' 12" West, 658.91 feet; thence North 74° 24' 03" West, 130.00 feet; thence South 77° 53' 33" West, 201.88 feet; thence North 46° 12' 11" West, 246.98 feet; thence North 58° 23' 12" West, 195.96 feet; thence North 21° 12' 37" West, 369.21 feet; thence North 34° 13' 30" West, 536.39 feet; thence North 02° 05' 02" West, 369.03 feet; thence North 10° 27' 18" East, 791.65 feet; thence South 88° 47' 29" East, 907.12 feet, along the north line of the Southeast Quarter (1/4) of said Section Eighteen (18); thence North 89° 51' 00" East, 1,320.00 feet to the point of beginning. Said tract of land contains 110.357 Acres including 2.139 Acres of County Road Right of Way

This deed is given in full performance of a certain contract for sale of said real estate dated July 11, 1990, which contract is dually merged herein.



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 28, 1994

By Steven D. Warrington V.P.
Steven D. Warrington Title
By Jeannie M. Utsler V.P./
Jeannie M. Utsler Title Cashier

STATE OF Iowa Madison COUNTY, ss:
On this 28th day of October, 19 94 before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington and Jeannie M. Utsler to me personally known, who being by me duly sworn, did say that they are the Vice President and Vice President/Cashier, 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 and Jeannie M. Utsler 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