

REAL ESTATE TRANSFER
TAX PAID <u>34</u>
STAMP #
\$ <u>88.00</u>
<u>Michelle Utzler</u>
RECORDER
<u>12-28-94</u> <u>Madison</u>
DATE COUNTY

COMPUTER
 RECORDED
 COMPARED

REC \$ 5.00
 AUD \$ 15.00
 R.M.F. \$ 1.00

FILED NO. 1673

BOOK 133 PAGE 689

94 DEC 28 PM 2:27

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED (CORPORATE GRANTOR)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fifty-five Thousand and no/100-----(\$55,000.00)-----
 Dollar(s) and other valuable consideration, Union State Bank
 a corporation organized and existing under the laws of Iowa
 does hereby Convey to Duane Bush and Marilyn Bush, husband and wife, as joint tenants
with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of Section Sixteen (16); the East Seven (7) Acres of the South Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17); and, the North Twenty-Five (25) Acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of real estate contract dated December 30, 1988 and filed for record in the Office of Recorder of Madison County, Iowa, on January 3, 1989 in Book 125 of Deeds on Page 184.



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: December 27, 1994

Union State Bank
 By James F. Herrick President
 James F. Herrick Title
 By Steven D. Warrington Vice President
 Steven D. Warrington Title

STATE OF Iowa, Madison COUNTY, ss:

On this 27th day of December, 19 94 before me, the undersigned, a Notary Public in and for said State, personally appeared James F. Herrick and Steven D. Warrington to me personally known, who being by me duly sworn, did say that they are the President and Vice President respectively, of said corporation; that ~~the seal has been procured by the said~~ (the seal affixed thereto is the seal of 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 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.

Duane Gordon



Notary Public