

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

FILED NO. 856
BOOK 59 PAGE 611
94 SEP 23 PM 3:31

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

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 East 1/2 of Lot 8 of Helen McCall Huntoon Addition Plat No. 3 to the City of
Winterset, Madison County, Iowa.

This Deed is given as partial fulfillment of a Real Estate Contract dated
February 22, 1989 and filed for record at the Office of Recorder of
Madison County, Iowa on February 23, 1989 in Deed Record Book 54
at page 724

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: September 16, 1994

Union State Bank
By [Signature] President
James F. Herrick Title
By _____ Title

STATE OF Iowa, Madison COUNTY, ss:
On this 16th day of September, 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 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.

[Signature]
_____, Notary Public

