

# WARRANTY DEED (CORPORATE)

Know All Men by These Presents:

That Union State Bank  
having its principal place of business at Winterset in Madison  
County and State of Iowa, a corporation organized and existing under the  
laws of Iowa, in consideration of the sum of \_\_\_\_\_  
Fourteen Thousand and 00/100-----(\$14,000.00)-----

in hand paid does hereby CONVEY unto \_\_\_\_\_  
Russell T. Henry and M. Jane Henry, husband and wife

Grantees' Address: R.R.#1 Box 157, Winterset, Iowa 50273

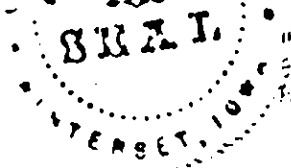
the following described real estate situated in Madison County, Iowa, to-wit:  
Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northwest  
Quarter (1/4) of Section Eight (8) and running thence North on the East Line of  
said 40-acre tract to a point 27 1/4 rods South of the Northeast corner thereof,  
thence North, 78°55' West, 47.89 rods to a point 18 rods South and 46 rods West  
of the Northeast corner of said 40-acre tract, thence South to the South line  
of said 40-acre tract, thence East 46 rods to the place of beginning; also the  
North 12 rods of the East 46 rods of the Southeast Quarter (1/4) of the Northwest  
Quarter (1/4) of said Section Eight (8); all in Township Seventy-five (75) North,  
Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing  
19.95 acres, more or less.

This deed is given in satisfactory of a certain real estate contract filed for  
record at the Madison County Recorder's office on August 25, 1986, in Book 122  
on Page 282.

And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real  
estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises  
are free and clear of all liens and encumbrances whatsoever, except as may be above stated; and it covenants to  
Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above  
stated.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to  
the context.

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 3rd  
day of June, 1987.



UNION STATE BANK  
By G. L. Leeper, President Title  
By D. A. Bolton  
D. A. Bolton, Exec. Vice Pres. Title  
201 West Court, Box 110  
Winterset, Iowa 50273-0110  
(Grantees' Address)

REAL ESTATE TRANSFER  
TAX PAID 9  
STAMP #  
\$ 14.85  
Mary E. Welty  
RECORDER  
6-6-87 Madison  
DATE COUNTY

FILED NO: 2452  
BOOK 123 PAGE 255  
1987 JUN -8 PM 2:23  
MARY E. WELTY  
RECORDER  
MADISON COUNTY IOWA  
Fee \$5.00, Trans. \$5.00

STATE OF Iowa Madison COUNTY, ss.

On this 3rd day of June, A.D. 1987, before me, the undersigned, a Notary Public in and for said  
State, personally appeared G. L. Leeper and D. A. Bolton  
to me personally known, who, being by me duly sworn, did say that they are the President and  
Executive Vice President respectively, of said corporation; that ~~(no 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 G. L. Leeper and D. A. Bolton 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.

LETTY J. MILLER  
MY COMMISSION EXPIRES  
8-26-88

Letty J. Miller  
Notary Public in and for said State of Iowa.