



WARRANTY DEED (CORPORATE)

Know All Men by These Presents:

That City State Bank
having its principal place of business at Madrid in Boone
County and State of Iowa, a corporation organized and existing under the
laws of Iowa, in consideration of the sum of _____
Sixty Nine Thousand and 00/100-----(\$69,000.00)-----
in hand paid does hereby CONVEY unto Union State Bank of Winterset

Grantees' Address: 201 West Court Avenue, Winterset, Iowa 50273

the following described real estate situated in Madison County, Iowa, to-wit:

All that part of the South Three-fourths (3/4) of the West One-fourth (1/4) of Section Twelve (12) lying North and West of U. S. Highway 169 as it now exists; and the South Three-fourths (3/4) of the East Half (1/2) of Section Eleven (11); and all that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13) lying West of U. S. Highway 169 as it now exists; and all that part of the Northeast Quarter (1/4) of Section Fourteen (14) lying North of County Road G61 (Macksburg road); excepting therefrom lands heretofore deeded to the State of Iowa for highway purposes and excepting all public roads; all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

This Deed is in fulfillment of a real estate contract, dated July 16, 1975 and filed for record on September 30, 1975 in Deed Record Book 105 at page 190.

The Grantor further releases its rights acquired by the assignment which is dated March 14, 1976 and filed for record on April 1, 1977 and recorded in Deed Record Book 106 at page 513.

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 20th day of April, 19 87.

INIT REC FILE Comp CITY STATE BANK
By R. J. Sundberg - President
By D. M. Lamb 10 x Cashier
Title

REAL ESTATE TRANSFER TAX PAID 19
\$ 75.35 STAMP #
Mary E. Welty
RECORDER
5-6-87 Madison
DATE COUNTY

FILED NO. 2205
BOOK 123 PAGE 149

1987 MAY - 6 PM 2:10

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$20.00
Madrid, Iowa 50156
(Grantors' Address)

STATE OF IOWA BOONE COUNTY, ss.

On this 20th day of April, A.D. 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared R. J. Sundberg and D. M. Lamb

to me personally known, who, being by me duly sworn, did say that they are the President and Vice President and Cashier respectively, of said corporation; that (no seal has been procured by the 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 R. J. Sundberg and D. M. Lamb 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.

MARTHA L. CANNON
10-17-88

Martha L. Cannon
Martha L. Cannon Notary Public in and for said State of Iowa.

Please type or print names under signatures as per Sec. 338.2 Code of Iowa as amended