



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 _____
Fifty Thousand and 00/100-----(\$50,000.00)-----
 in hand paid does hereby CONVEY unto _____
Oscar H. Swanson and Cheryl K. Swanson, husband and wife

Grantees' Address: R.R.#1 Box 217A, Winterset, Iowa 50273

the following described real estate situated in Madison County, Iowa, to-wit:
 A parcel of land in the South Quarter of the Southwest Quarter of Section 36,
 Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County,
 Iowa, more particularly described as follows:

Commencing at the South Quarter Corner of Section 36, Township 76 North, Range
 27 West of the 5th P.M., Madison County, Iowa, thence North 00°00'00" 185.35
 feet along the Quarter Section Line to the point of beginning. Thence continuing
 North 00°00'00" 467.00 feet, thence North 89°49'45" West 467.00 feet along the
 north line of the South Quarter of the Southwest Quarter of said Section 36,
 thence South 00°00'00" 467.00 feet, thence South 89°49'45" East 467.00 feet to
 the point of beginning. Said parcel contains ~~5.007~~ Acres including 0.486 Acres
 of County Road Right-of-Way.

REAL ESTATE TRANSFER
 TAX PAID 23
 STAMP #
\$54.45
Mary E. Welty
 RECORDER
9-28-87 Madison
 DATE COUNTY

FILED NO. 540
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MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00, Trans. \$5.00

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 23rd day of September, 19 87.



UNION STATE BANK

By G. L. Leeper
 G. L. Leeper, President Title

By D. A. Bolton
 D. A. Bolton, Executive Vice President Title

201 West Court, Box 110

Winterset, Iowa 50273-0110
 (Grantors' Address)

STATE OF Iowa Madison COUNTY, ss:
 On this 23rd day of September, A.D. 19 87, 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.

Please type or print names under signatures as per Sec. 335.2 Code of Iowa as amended.