



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 Sixty Thousand and 00/100--

----- (\$60,000.00) -----

in hand paid does hereby CONVEY unto Elmer F. Lange, Inc.

Grantees' Address: 1010 Hillcrest, Sac City, Iowa 50583

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

The West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32) and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32) excepting therefrom a tract described as:

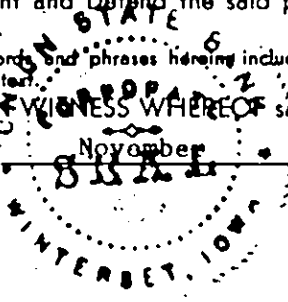
Commencing at the central line of Section Thirty-two (32) Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa; thence along the south line of the Northeast quarter of said Section, North 89° degrees, 34-33--E 926.73 feet; thence North 00°10-55-- West 1,880.00 feet; thence South 89° 34-33" West 926.73 feet to the West line of the Northeast quarter of said section; thence along the West line, south 00°10-55" East 1880.00 to the point of beginning containing 40 acres, more or less, including public roads and 38.576 acres more or less, excluding public road and an easement for water line and for the use of a well located in the Northeast quarter of Section 32.

and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29) all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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 30th day of November, 19 87.



Company

UNION STATE BANK

By G. L. Leeper President Title

By D. A. Bolton Exec. Vice Preside

201 West Court, Box 110

Winterset, Iowa 50273-0110

(Grantors' Address)

REAL ESTATE TRANSFER TAX PAID 25 STAMP #
\$ 65 4.5
 MARY E. WELTY
 RECORDER
 11-30-87
 DATE COUNTY

FILED NO. 951
 BOOK 123 PAGE 716
 1987 NOV 30 PM 1:38
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00
 Transfer \$10.00

STATE OF Iowa Madison COUNTY, ss:

On this 30th day of November 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.

JOYCE E. BINNS
 MY COMMISSION EXPIRES
8-10-89

Joyce E. Binns
 Notary Public in and for said State of Iowa.

Please type or print name under signature as per Sec. 335.2 Code of Iowa as amended

For corrected deed see Deed Rec 134-134 3-13-95