



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 Three Thousand and 00/100-
-----\$3,000.00-----
 in hand paid does hereby CONVEY unto _____
Tony Magnani

Grantees' Address: 1616 13th Street, Boone, Iowa 50036
 the following described real estate situated in Madison County, Iowa, to-wit:

The East 24 feet of Lot Thirty-nine (39) of the Original
 Town Plat of the Town of Macksburg, Madison County, Iowa.

REAL ESTATE TRANSFER
 TAX PAID 36
75 STAMP #
 \$ 2
Mary E. Welty
 RECORDER
12-30-87 Madison
 DATE COUNTY

FILED NO. **1129**
 BOOK 54 PAGE 76
 1987 DEC 30 AM 11:44
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00
 Transfer \$5.00

IND.
 REC.
 PAGE

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 Warranty 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 18th day of December, 19 87.



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

STATE OF Iowa Madison COUNTY, ss.
 On this 18th day of December, 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 test 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 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
8-10-87

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

Please type or print names under signatures as per Sec. 339.2 Code of Iowa as amended