

REAL ESTATE TRANSFER
TAX PAID 32
STAMP #
\$ 1.554
Mary E. Welty
RECORDER
12-29-88 Madison
DATE COUNTY

COMPUTER

FILED NR 1287
BOOK 54 PAGE 655

1988 DEC 29 AM 10:58

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00, Trans. \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Thousand and no/100----- (\$1,000.00-----
Dollar(s) and other valuable consideration, Union State Bank
a corporation organized and existing under the laws of Iowa
does hereby Convey to James J. Freuh, a single person

the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Eleven (11) of the Original Town of Patterson, Madison
County, Iowa.

The well on this property furnishes water to the occupants of Lot Five (5)
and is not included in this transfer. The right to enter onto this property
to repair said well is specifically reserved.

This deed is given in satisfaction of a certain real estate contract dated
February 13, 1987, and filed for record on February 16, 1987, in Book 53 on
Page 414.



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

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

Dated: December 29, 1988
By James F. Herrick
James F. Herrick, President Title
By D. A. Bolton
D. A. Bolton, Executive Vice President Title

STATE OF Iowa, Madison COUNTY, ss:
On this 29th day of December, 19 88 before me, the undersigned, a Notary
Public in and for said State, personally appeared James F. Herrick 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)~~ corporation; that said instrument was signed
(the seal affixed thereto is the seal of said)
and sealed on behalf of said corporation by authority of its Board of Directors; and that the said James F. Herrick
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.



Sherry A. Tolley
Sherry A. Tolley, Notary Public