

SPACE ABOVE THIS LINE  
FOR RECORDER

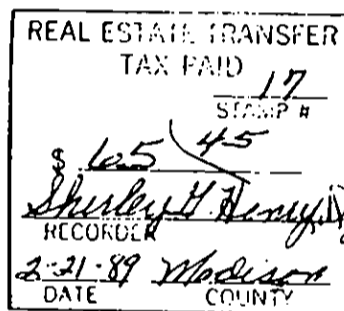


**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Sixty-thousand and 00/100----- (60,000.00)  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to James D. McDonald and Beverly McDonald, husband  
wife, as Joint Tenants with full right of ownership in the survivor,  
and not as Tenants in common.  
the following described real estate in Madison County, Iowa:

The South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ), and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ), of Section Two (2), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa except that part thereof heretofore conveyed to the State of Iowa for highway purposes;

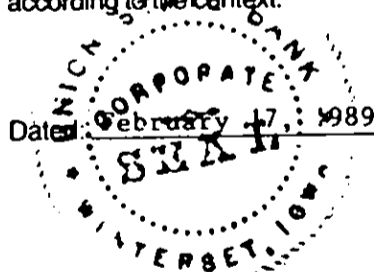
IND.   
REC.  COMPUTER  
PAGE  Compared



FILED NO. 1642  
BOOK 125 PAGE 304  
1989 FEB 21 PM 2:10  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00

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.



Union State Bank  
By [Signature]  
James E. Herrick, President Title  
By [Signature]  
D.A. Bolton, Executive Vice President Title

STATE OF Iowa Madison COUNTY, ss:  
On this 14th day of February, 1989 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.



Joyce E. Binns, Notary Public