

REAL ESTATE TRANSFER  
TAX PAID 17  
STAMP #  
\$37.95  
Mary E. Welty  
RECORDER  
10-17-89 Madison  
DATE COUNTY

FILED NO. 748  
BOOK 126 PAGE 128  
09 OCT 17 PM 1:54

Fee \$5.00  
Transfer \$5.00

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Thirty-five Thousand and 00/100-----(\$35,000.00)-----  
Dollar(s) and other valuable consideration, Union State Bank  
a corporation organized and existing under the laws of Iowa  
does hereby Convey to  
George C. Nagel A/K/A George Calvin Nagel, Single

the following described real estate in Madison County, Iowa:

The South 32 Rods of the West 25 Rods of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., except the West 187 1/2 feet of the North 315 feet of the South 32 Rods of the West 25 Rods of the Southwest Fractional Quarter so said Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.

This deed is given in satisfaction of a certain real estate contract dated April 18, 1984, and filed for record in the Madison County Recorder's Office on April 18, 1984 in Book 117 on Page 677.

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: October 17, 1989

Union State Bank  
By James F. Herrick  
James F. Herrick, President Title  
By D. A. Bolton  
D. A. Bolton, Executive Vice President Title

STATE OF Iowa COUNTY, ss: Madison

On this 17th day of October, 19 89 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. BINNIS  
MY COMMISSION EXPIRES  
8-10-92

Joyce E. Binnis  
Notary Public