



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 One Dollar and other
valuable consideration
 in hand paid does hereby CONVEY unto John J. Garr and Sherron L. Garr, husband
and wife

Grantees' Address:

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

A parcel of land in the South Three-fourths (3/4) of the West One-fourth (1/4) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North of County Highway P-71 (Old U.S. #169) and described as follows: Beginning at the Southwest Corner of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 89°54'15" East 1,289.66 feet along the South line of said Section Twelve (12), thence North 43°52'48" East 27.48 feet along the centerline of County Highway P-71, thence North 00°41'48" East 1,306.19 feet to the Northeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), thence North 00°23'39" East 1,309.71 feet to the Northeast Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), thence North 00°20'09" East 653.19 feet along the East line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence North 89°49'54" West 1,318.16 feet to the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South 00°20'09" West 657.06 feet to the West Quarter (1/4) Corner of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28), thence South 00°20'09" West 2,633.46 feet to the point of beginning, said parcel contains 99.35 Acres including 0.12 Acres of Public Road Right-of-Way

This instrument is in partial fulfillment of a real estate contract, dated March 28, 1987, and filed for record in the Madison County Recorder's Office on March 31, 1987 in Deed Record Book 123 at page 48.



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 7th

day of June, 19 90.

IND. REC. PAGE III

Compared

2549

FILED NO. 2549
 BOOK 126 PAGE 696

90 JUN - 8 AM 8:51

MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

Fee \$5.00, Trans \$5.00

UNION STATE BANK

By James F. Herrick
 James F. Herrick, President Title

By _____
 Title

201 West Court
Winterset, Iowa 50273

(Grantors' Address)

REAL ESTATE TRANSFER
 TAX PAID 12
 STAMP #
\$39.05
Mary E. Welty
 RECORDER
6-8-90
 DATE Madison
 COUNTY

STATE OF IOWA MADISON COUNTY, ss.

On this 7th day of June, A.D. 19 90 before me, the undersigned, a Notary Public in and for said

State, personally appeared James F. Herrick and

to me personally known, who, being by me duly sworn, did say that they are the President and

_____ respectively, of said corporation; that (no seal 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 James F. Herrick and _____ 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.



Duane Gordon
 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.