



Document 2011 764

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Type of Document:** Deed Pursuant to Non-judicial Foreclosure Agreement

Jon P. Sullivan, 699 Walnut St., Suite 1600, Des Moines, Iowa 50309 (515) 246-4522

**Preparer Information:** (Individual's Name, Street Address, City, Zip, Phone)

Union State Bank, 201 W Court Ave., P.O. Box 110, Winterset, IA 50273-0110 (515) 462-2161

**Taxpayer Information:** (Individual's Name, Street Address, City, Zip, Phone)

✓ Jon P. Sullivan, 699 Walnut St., Suite 1600, Des Moines, Iowa 50309 (515) 246-4522

**Return Document to:** (Individual's Name, Street Address, City, Zip, Phone)

**Grantors:** Wade D. Banning and Aimee Banning

**Grantee:** Union State Bank

**Legal Description:**

**The North One-half (1/2) of the South Two-thirds (2/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of Winterset in Madison County, Iowa, excepting therefrom the East 62 feet of the South 10 feet thereof, and also excepting the East 10 feet of the North 12 feet thereof conveyed to the City of Winterset for alley purposes,**

**AND**

**The North One-third (1/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa, excepting therefrom the East 10 feet thereof conveyed to the City of Winterset for alley purposes**

**Book & Page References:** Book 2004, Page 669 thereof (Mortgage)  
Book 2004, Page 2954 thereof (Mortgage)  
Book 2004, Page 4436 thereof (Modification)  
Book 2004, Page 5377 thereof (Modification)

## DEED PURSUANT TO NON-JUDICIAL FORECLOSURE AGREEMENT

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Wade D. Banning and Aimee Banning, husband and wife ("Mortgagors"), do hereby convey to Union State Bank, a state banking association ("Bank"), the following described real estate in Madison County, Iowa:

**The North One-half (1/2) of the South Two-thirds (2/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of Winterset in Madison County, Iowa, excepting therefrom the East 62 feet of the South 10 feet thereof, and also excepting the East 10 feet of the North 12 feet thereof conveyed to the City of Winterset for alley purposes,**

**AND**

**The North One-third (1/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa, excepting therefrom the East 10 feet thereof conveyed to the City of Winterset for alley purposes**

(the "**Real Estate**").

This deed is being given pursuant to an Election to follow alternative voluntary foreclosure procedures pursuant to Iowa Code Section 654.18, in connection with (i) a certain real estate mortgage executed to the Bank by Mortgagors, filed in Madison County Book 2004, Page 669 thereof (the "**First Mortgage**") and (ii) a certain real estate mortgage executed by Mortgagors, filed in Madison County Book 2004, Page 2954 thereof, as modified by a certain modification agreement executed by Mortgagors, filed in Madison County Book 2004, Page 4436 thereof and by a certain modification agreement executed by Mortgagors, filed in Madison County Book 2004, Page 5377 thereof (the "**Second Mortgage**" and together with the First Mortgage, the "**Mortgages**"), the consideration for which is the release of the Mortgagors from liability under the mortgage note and Mortgages.

Grantee reserves the right to foreclose its Mortgages against the liens and interests of third parties, whether by judicial foreclosure action or pursuant to non-judicial foreclosure procedure.

**NO REVENUE STAMPS REQUIRED – EXEMPTION NO. 18**

Dated: March 19, 2011

Wade D. Banning

Wade D. Banning

Aimee Banning

Aimee Banning

STATE OF IOWA, COUNTY OF Madison, ss:

On this 19<sup>th</sup> day of March, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Wade D. Banning and Aimee Banning, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Duane Gordon

Notary Public in and for the State of Iowa

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