



Document 2011 829

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Rec Amt \$14.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Type of Document:** Deed in Lieu of Foreclosure

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, Iowa 50273 (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)

**Grantor:** Harvest Real Estate Investments, L.L.C.      **Grantee:** Union State Bank

**Legal Description:**

The North One (1) Foot of the West 88 Feet of Lot Seven (7) and the South 52 Feet of the West 88 Feet of Lot Six (6) of Burger's Four-Acre Lot in the Town of Winterset, Madison County, Iowa, as shown by plat thereof recorded in Town Lot Deed Record 4, at Page 457

**Book & Page References:** Madison County Book 2008, Page 213 thereof (Mortgage)

## DEED IN LIEU OF FORECLOSURE

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, HARVEST REAL ESTATE INVESTMENTS, L.L.C., an Iowa limited liability company, does hereby convey to UNION STATE BANK, a state banking association, the following described real estate in Madison County, Iowa:

The North One (1) Foot of the West 88 Feet of Lot Seven (7) and the South 52 Feet of the West 88 Feet of Lot Six (6) of Burger's Four-Acre Lot in the Town of Winterset, Madison County, Iowa, as shown by plat thereof recorded in Town Lot Deed Record 4, at Page 457



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

This deed is being given in lieu of foreclosure of that certain real estate mortgage dated January 17, 2008, filed January 18, 2008 and recorded in Madison County Book 2008, Page 213 thereof (the "**Mortgage**"). This deed is intended as an absolute conveyance, not as additional security, the consideration for which is the release of the grantor from liability under the Mortgage and the indebtedness which it secures.

Grantee reserves the right to foreclose its Mortgage 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

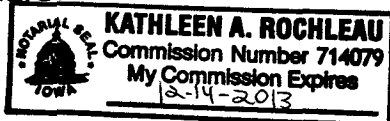
Dated: March, 28, 2011


HARVEST REAL ESTATE INVESTMENTS, L.L.C.

By:   
John C. Hofer, Member

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on this 28th day of March, 2011, by John C. Hofer as the Managing Member of Harvest Real Estate Investments, L.L.C.



  
Notary Public in and for the State of Iowa