



Document 2011 3554

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Date 12/29/2011 Time 4:03 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$92.00

Rev Stamp# 380 DOV# 404

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



\$58,000

## WARRANTY DEED

(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273 (515)  
462-4912

**Taxpayer Information:** (Name and complete address)

Brian Thielges and Mary Thielges, 4524 48th Street, Des Moines, IA 50310

**Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273 (515)  
462-4912

**Grantors:**

Union State Bank

**Grantees:**

Brian Thielges

Mary Thielges

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of \$58,000.00

Dollar(s) and other valuable consideration,

Union State Bank

a corporation organized and existing under the laws of  
State of Iowa

does hereby Convey to

Brian Thielges and Mary Thielges, Husband and Wife, as Joint Tenants with Full Rights of  
Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:

Parcel "B" a part of Parcel "A" in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 9, Township 74 North, Range 27 West of the 5th P.M., according to the plat recorded in Book 2007 Page 766 in the Office of the Madison County Recorder described as follows: Beginning at the Southeast corner of said Northwest 1/4 of the Northeast 1/4; thence S 89°47'40" W a distance of 532.76' thence N 00°16'29" E a distance of 1308.74'; thence N 89°54'02" E a distance of 532.75' thence S 00°16'29" W a distance of 1307.76' to the point of beginning. Containing 16.00 acres including 0.29 acres of county road right of way easement.

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

Dated: December 28, 2011

By Wayne N. Martens, SVP  
Wayne N. Martens Title

By \_\_\_\_\_  
Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on December 28, 2011  
by Wayne N. Martens  
as Senior Vice-President  
of Union State Bank

Cheyenne Johnston, Notary Public

