



Document 2014 998

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Date 4/28/2014 Time 2:50 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$147.20

Rev Stamp# 137 DOV# 142

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$92,500

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, Iowa 50273 (515) 462-4912

1/2

Taxpayer Information: (Name and complete address)

Merrill J. Hitchcock and Christine Ann Hitchcock
317 North 8th Street
Winterset, IA 50273

Return Document To: (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

Union State Bank

Grantees:

Merrill J. Hitchcock
Christine Ann Hitchcock

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ninety-two Thousand Five Hundred Dollars and 00/100ths-----(\$92,500.00)
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
Merrill J. Hitchcock and Christine Ann Hitchcock, 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:
Lot One (1) of Helen McCall Huntoon Addition, Plat No. 3, to the City of Winterset, Madison County, Iowa,



The real estate referenced in this deed shall not be utilized for any agricultural, commercial, retail or mortgage banking services. This covenant is binding upon the parties, their successor and assigns and is a covenant running with the land.

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: April 22, 2014

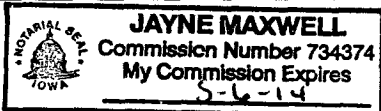
Union State Bank

By Jeffrey J. Nolan, President & CEO
Jeffrey J. Nolan, President Title

By _____
Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 22, 2014,
by Jeffrey J. Nolan
as President
of Union State Bank



Jayne Maxwell Notary Public