



Document 2014 1559

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



## WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 104

Recorder's Cover Sheet

\$71,500.00

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

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

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

Thomas D. Baker and Nancy Jo Baker

201 East Buchanan 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:**

Thomas D. Baker

Nancy Jo Baker

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

WIN



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of Seventy-one Thousand Five Hundred Dollars and 00/100ths-----(\$71,500.00)  
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

Thomas D. Baker and Nancy Jo Baker, 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 Five (5) in Block Twelve (12) as originally platted, in Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa,



This Deed is in fulfillment of a real estate contract, dated April 1, 2009, and filed for record on April 3, 2009 in the Madison County Recorder's Office in Book 2009 at Page 977.

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: June 26, 2014

By Wayne Martens  
Wayne Martens Sr. VP Title

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

STATE OF IOWA, COUNTY OF MADISON

Title

This instrument was acknowledged before me on 26th June, 2014

by Wayne Martens  
as Senior Vice President  
of Union State Bank



Duane Gordon, Notary Public