



Document 2018 3057

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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA



\$87,000

WARRANTY DEED
 (CORPORATE/BUSINESS ENTITY GRANTOR)
 THE IOWA STATE BAR ASSOCIATION
 Official Form No. 335
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
 Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
 1
 2

Taxpayer Information: (Name and complete address)
 Eric D. and Kari M. Broekemeier, 517 South 8th Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)
 Union State Bank, POB 110, Winterset, IA 50273

Grantors:
 Union State Bank

Grantees:
 Eric D. Broekemeier and Kari M.
 Broekemeier


Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$87,000.00----- Dollar(s) and other valuable consideration, Union State Bank, a(n) _____ organized and existing under the laws of _____ does hereby Convey to Eric D. Broekemeier and Kari M. Broekemeier

the following described real estate in MADISON County, Iowa:
The North One (1) foot of the West Eighty-eight (88) feet of Lot Seven (7) and the South Fifty-two (52) feet of the West Eighty-eight (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, Page 457. 

This Deed is given in fulfillment of a Real Estate Contract June 15, 2015, and filed June 17, 2015, in Book 2015, Page 1676 of the Recorder's Office of Madison County, Iowa; therefore, no Declaration of Value or Groundwater Statement is required.

~~This deed is exempt according to Iowa Code 428A.2(1).~~

The grantor 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 on 9-4-18.

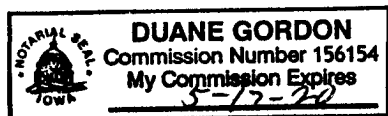
Union State Bank, a(n) _____

By Jeffrey J. Nolan Pres/CEO
Jeffrey J. Nolan, President and CEO

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 9-4-18, by Jeffrey J. Nolan

as President and CEO
of Union State Bank



Duane Gordon
Signature of Notary Public