



Document 2018 3297

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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/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

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

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:**

Kari M. Broekemeier

**Legal description:**

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



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

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Union State Bank, a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to 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 dated 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 given to correct the Warranty Deed recorded September 20, 2018, in Book 2018, Page 3057 of the Recorder's Office of Madison County, Iowa. Therefore, no Declaration of Value or Groundwater Statement is required.

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 10-10-18.

Union State Bank, a(n) Corporation

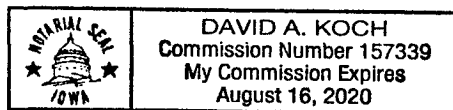
By Jeffrey J. Nolan Pres/CEO  
Jeffrey J. Nolan, President and CEO

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct. 10, 2018, by Jeffrey J. Nolan

as President and CEO  
of Union State Bank



David A Koch  
Signature of Notary Public