



Document 2017 2304

Book 2017 Page 2304 Type 03 001 Pages 2

Date 7/27/2017 Time 11:15:10AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

Rev Transfer Tax \$575.20

ANNO

Rev Stamp# 323 DOV# 327

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$360,000.⁰⁰

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)

Madison County, POB 152, Winterset, IA 50273

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

Madison County, POB 152, Winterset, IA 50273

Grantors:

Union State Bank

Grantees:

Madison County, Iowa

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of -----\$360,000.00----- Dollar(s) and other
valuable consideration, Union State Bank,
a(n) Corporation organized and existing under
the laws of Iowa does hereby Convey to Madison County, Iowa

the following described real estate in Madison County, Iowa:
Lots Six (6), Seven (7) and Eight (8) in Block Nineteen (19), AND Lot Three (3) and the West Half
(½) of Lot Two (2) in Block Twenty-two (22), ALL in the Original Town of Winterset, Madison
County, Iowa.

The real estate described above shall not be utilized for any agricultural, commercial, retail or
mortgage banking services. This covenant is binding upon the parties hereto, their successors and
assigns, and is a covenant running with the land.

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 June 15, 2017.

Union State Bank, a(n) Corporation

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

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 15, 2017, by Jeffrey J. Nolan

as President

of Union State Bank



Erin Walsh
Signature of Notary Public