

125,000

REAL ESTATE TRANSFER
TAX PAID 34
STAMP #
\$ 199 20
Michelle Utzler
RECORDER
1-30-98 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2651

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98 JAN 20 PM 12:06

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Scott P. Duncan 380 Capital Sq. Des Moines, IA 515-288-6440
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar (\$1.00)
Dollar(s) and other valuable consideration,
Charles H. Gabus, a single person

do hereby Convey to Winterset Auto Plaza, L.C.

the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) of C&C ALLEN'S ADDITION to the
City of Winterset, Madison County, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: January 16, 1998

POLK COUNTY, ss:

On this 16th day of January,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Charles H. Gabus, a single person

Charles H. Gabus
Charles H. Gabus (Grantor)

(Grantor)

(Grantor)

(Grantor)

to me known to be the identical persons named in
and who, executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

[Signature]
Notary Public

(This Form of acknowledgment for individual grantor(s) only)