

FOR PLAT SEE
TOWN PLAT BOOK 2
Page 278

REC \$ 175.00
ADD \$ 1.00
R.M.F. \$ 1.00

FILED NO. 3178
BOOK 61 PAGE 87

PLAT AND CERTIFICATE FOR C & C ALLEN'S, ADDITION,
TO THE CITY OF WINTERSSET, IOWA

96 MAY 20 AM 11:13

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Randy Jeffs, Zoning Administrator of the City of Winterset, Iowa, do hereby certify that the plat to which this Certificate is attached is a plat of a subdivision known and designed as C & C Allen's Addition, and that the real estate described in the said plat is described as follows:

COMPUTER
RECORDED
COMPARED

The Fractional Northwest Quarter (Fr.NW. 1/4) of the Southwest Quarter (SW. 1/4) and a portion of the Fractional West Half (Fr.W. 1/2) of the Northwest Quarter (NW 1/4) of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of NW 1/4 of said Section 30, North 00°00'00" East 766.92 feet thence North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39 feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15" East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72 feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52" West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South 49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet; thence South 00°46'21" East 1561.64 feet to the NE corner of the FR.NW 1/4 of the SW 1/4 of said Section 30; thence South 00°47'43" East 1317.71 feet to the SE corner of said FR.NW 1/4 of the SW 1/4; thence North 89°29'10" West 1536.08 feet to the SW corner of said FR.NW 1/4 of the SW 1/4; thence North 00°00'43" East 1314.96 feet to the Point of Beginning. Said C & C Allen's Addition contains 93.863 acres, and is divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B" which is US. Highway #169 right of way in the Fr.NW 1/4 of the SW 1/4 of said Section 30, and Lot "C" which is US. Highway #169 right of way in the Fr.SW 1/4 of the NW 1/4 of said Section 30. All lots are dimensioned and sized as shown on the Plat.

I further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with the said plat:


1. Dedication of Plat to C & C Allen's Addition;
2. Certificate of the County Treasurer of Madison County, Iowa, for C & C Allen's Addition
3. Consent to Platting by Maurice & Joyce Hay, John & Jane Reed, Jerry & Beth Schwertfeger and Congregation of Jehovah's Witnesses of Winterset, Iowa, 50273 of C & C Allen's Addition;

4. Consent of Mortgage holders Banc One Mortgage Corporation, Farmers & Merchants State Bank and Union State Bank of Winterset, Iowa, 50273 for C & C Allen's Addition;

5. Title Opinion of Attorney-at-Law for C & C Allen's Addition/Curtis Allen, Maurice & Joyce Hay, John & Jane Reed, Jerry & Beth Schwertfeger and Congregation of Jehovah's Witnesses;

6. Resolution Approving Final Plat of C & C Allen's Addition, to the City of Winterset, Iowa.

Dated this 8 day of May, 1996.


Randy Jeffs, Zoning Administrator

Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

**OWNER'S CONSENT TO PLAT
OF
C & C ALLEN'S ADDITION**

I, Curtis C. Allen, as President and Secretary of Earlham Mobile Home Terrace, inc., do hereby certify that Earlham Mobile Home Terrace, Inc. is the owner of a portion of the following described real estate, to-wit:

The Fractional Northwest Quarter (FR.NW. $\frac{1}{4}$) of the Southwest Quarter (SW. $\frac{1}{4}$) and a portion of the Fractional West Half (Fr.W. $\frac{1}{2}$) of the Northwest Quarter (NW. $\frac{1}{4}$) of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of NW. $\frac{1}{4}$ of said Section 30, North 00°00'00" East 766.92 feet; thence North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39 feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15" East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72 feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52" West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South 49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet; thence South 00°46'21" East 1561.64 feet to the NE. corner of the FR.NW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$ of said Section 30; thence South 00°47'43" East 1317.71 feet to the SE. corner of said Fr.NW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$; thence North 89°29'10" West 1536.08 feet to the SW. corner of said Fr.NW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$; thence North 00°00'43" East 1314.96 feet to the Point of Beginning. Said C & C Allen's Addition contains 93.863 acres, and is divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B" which is US. Highway #169 right of way in the Fr.NW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$ of said Section 30, and Lot "C" which is US. Highway #169 right of way in the Fr.SW. $\frac{1}{4}$ of the NW. $\frac{1}{4}$ of said Section 30. All lots are dimensioned and sized as shown on the Plat.

I further state that subdivision of the above-described real estate as shown by the Final Plat of C & C ALLEN'S ADDITION is done with the free consent and desire of the undersigned.

p.1 of 2

Dated this 18 day of October, 1995.

Earlham Mobile Home Terrace, Inc.

By: Curtis C. Allen

By: _____

STATE OF IOWA)
) ss:
Madison COUNTY)

On this 18th day of October, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Curtis C. Allen and _____, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Earlham Mobile Home Terrace, Inc., the corporation executing the foregoing instrument; that (no seal has been procured) (the seal affixed thereto is the seal of) the corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; that Curtis C. Allen and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Joyce E. Binns
Notary Public in and for the State of Iowa



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

**OWNER'S CONSENT TO PLAT
OF
C & C ALLEN'S ADDITION**

We, Jane M. Reed and John B. Reed, wife and husband, do hereby certify that Jane M. Reed is the owner of a portion of the following described real estate, to-wit:

The Fractional Northwest Quarter (FR.NW.¼) of the Southwest Quarter (SW.¼) and a portion of the Fractional West Half (Fr.W.½) of the Northwest Quarter (NW.¼) of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of NW.¼ of said Section 30, North 00°00'00" East 766.92 feet; thence North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39 feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15" East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72 feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52" West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South 49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet; thence South 00°46'21" East 1561.64 feet to the NE. corner of the FR.NW.¼ of the SW.¼ of said Section 30; thence South 00°47'43" East 1317.71 feet to the SE. corner of said Fr.NW.¼ of the SW.¼; thence North 89°29'10" West 1536.08 feet to the SW. corner of said Fr.NW.¼ of the SW.¼; thence North 00°00'43" East 1314.96 feet to the Point of Beginning. Said C & C Allen's Addition contains 93.863 acres, and is divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B" which is US. Highway #169 right of way in the Fr.NW.¼ of the SW.¼ of said Section 30, and Lot "C" which is US. Highway #169 right of way in the Fr.SW.¼ of the NW.¼ of said Section 30. All lots are dimensioned and sized as shown on the Plat.

We further state that the subdivision of the above-described real estate as shown by the Final Plat of C & C ALLEN'S ADDITION is done with the free consent and desire of the undersigned.

Dated this 22nd day of April, 1996.

Jane M. Reed
Jane M. Reed
John B. Reed
John B. Reed

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STATE OF IOWA)
) ss:
Madison COUNTY)

On this 22nd day of April, 1996, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jane M. Reed and John B. Reed, wife and husband, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Joni J. Reed
Notary Public in and for the State of Iowa



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

**OWNER'S CONSENT TO PLAT
OF
C & C ALLEN'S ADDITION**

We, Jerry L. Schwertfeger and Beth A. Schwertfeger, husband and wife, do hereby certify that we are the owners of a portion of the following described real estate, to-wit:

The Fractional Northwest Quarter (FR.NW.¼) of the Southwest Quarter (SW.¼) and a portion of the Fractional West Half (Fr.W.½) of the Northwest Quarter (NW.¼) of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of NW.¼ of said Section 30, North 00°00'00" East 766.92 feet; thence North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39 feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15" East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72 feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52" West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South 49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet; thence South 00°46'21" East 1561.64 feet to the NE. corner of the FR.NW.¼ of the SW.¼ of said Section 30; thence South 00°47'43" East 1317.71 feet to the SE. corner of said Fr.NW.¼ of the SW.¼; thence North 89°29'10" West 1536.08 feet to the SW. corner of said Fr.NW.¼ of the SW.¼; thence North 00°00'43" East 1314.96 feet to the Point of Beginning. Said C & C Allen's Addition contains 93.863 acres, and is divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B" which is US. Highway #169 right of way in the Fr.NW.¼ of the SW.¼ of said Section 30, and Lot "C" which is US. Highway #169 right of way in the Fr.SW.¼ of the NW.¼ of said Section 30. All lots are dimensioned and sized as shown on the Plat.

We further state that subdivision of the above-described real estate as shown by the Final Plat of C & C ALLEN'S ADDITION is done with the free consent and desire of the undersigned.

Dated this 6th day of November, 1995.

Jerry L. Schwertfeger
Jerry L. Schwertfeger
Beth A. Schwertfeger
Beth A. Schwertfeger


STATE OF IOWA)

Madison COUNTY)

) ss:
)

On this 16 day of Nov., 1995, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerry L. Schwertfeger and Beth A. Schwertfeger, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Ruby Patterson
Notary Public in and for the State of Iowa

 RUBY PATTERSON
MY COMMISSION EXPIRES
5/25/98

Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

**OWNER'S CONSENT TO PLAT
OF
C & C ALLEN'S ADDITION**

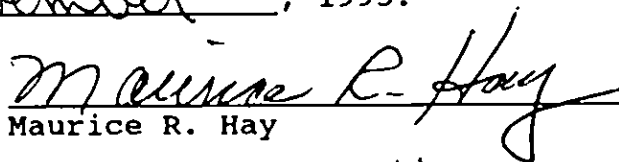
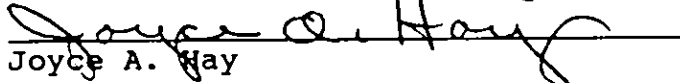
We, Maurice R. Hay and Joyce A. Hay, husband and wife, do hereby certify that we are the owners of a portion of the following described real estate, to-wit:

The Fractional Northwest Quarter (FR.NW.¼) of the Southwest Quarter (SW.¼) and a portion of the Fractional West Half (Fr.W.½) of the Northwest Quarter (NW.¼) of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of NW.¼ of said Section 30, North 00°00'00" East 766.92 feet; thence North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39 feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15" East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72 feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52" West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South 49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet; thence South 00°46'21" East 1561.64 feet to the NE. corner of the FR.NW.¼ of the SW.¼ of said Section 30; thence South 00°47'43" East 1317.71 feet to the SE. corner of said Fr.NW.¼ of the SW.¼; thence North 89°29'10" West 1536.08 feet to the SW. corner of said Fr.NW.¼ of the SW.¼; thence North 00°00'43" East 1314.96 feet to the Point of Beginning. Said C & C Allen's Addition contains 93.863 acres, and is divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B" which is US. Highway #169 right of way in the Fr.NW.¼ of the SW.¼ of said Section 30, and Lot "C" which is US. Highway #169 right of way in the Fr.SW.¼ of the NW.¼ of said Section 30. All lots are dimensioned and sized as shown on the Plat.

We further state that subdivision of the above-described real estate as shown by the Final Plat of C & C ALLEN'S ADDITION is done with the free consent and desire of the undersigned.

Dated this 5 day of November, 1995.


Maurice R. Hay

Joyce A. Hay

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STATE OF IOWA)
Madison COUNTY) ss:
)

On this 5th day of November, 1995, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Maurice R. Hay and Joyce A. Hay, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Marla J. Reed
Notary Public in and for the State of Iowa



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

OWNER'S CONSENT TO PLAT
OF
C & C ALLEN'S ADDITION

as James Muzek, Kenneth L. Drama and Charles R. Lenz
Wreston S. and Officer of the Winterset
Congregation of Jehovah's Witnesses, do hereby certify that the
Winterset Congregation of Jehovah's Witnesses is the owner of a
portion of the following described real estate, to-wit:

The Fractional Northwest Quarter (FR.NW.¼) of the Southwest
Quarter (SW.¼) and a portion of the Fractional West Half (Fr.W.½) of
the Northwest Quarter (NW.¼) of Section 30, Township 76 North, Range
27 West of the 5th Principal Meridian, Madison County, Iowa, more
particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of
the 5th P.M., Madison County, Iowa; thence, along the West line of
NW.¼ of said Section 30, North 00°00'00" East 766.92 feet; thence
North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39
feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15"
East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence
South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72
feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52"
West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South
49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet;
thence South 00°46'21" East 1561.64 feet to the NE. corner of the
FR.NW.¼ of the SW.¼ of said Section 30; thence South 00°47'43" East
1317.71 feet to the SE. corner of said Fr.NW.¼ of the SW.¼; thence
North 89°29'10" West 1536.08 feet to the SW. corner of said Fr.NW.¼ of
the SW.¼; thence North 00°00'43" East 1314.96 feet to the Point of
Beginning. Said C & C Allen's Addition contains 93.863 acres, and is
divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B"
which is US. Highway #169 right of way in the Fr.NW.¼ of the SW.¼ of
said Section 30, and Lot "C" which is US. Highway #169 right of way in
the Fr.SW.¼ of the NW.¼ of said Section 30. All lots are dimensioned
and sized as shown on the Plat.

I further state that subdivision of the above-described real
estate as shown by the Final Plat of C & C ALLEN'S ADDITION is done
with the free consent and desire of the undersigned.

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Dated this 23 day of November, 1995.

Winterset Congregation of Jehovah's Witnesses

James Hangek


By: Kenneth A. Droman

By: Charles A. Lincoln

STATE OF IOWA)
) ss:
Madison COUNTY)

On this 23 day of November, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James Hangek, Kenneth A. Droman and Charles Lincoln, to me personally known, who, being by me duly sworn, did say that they are the Directors and officers, respectively, of the Winterset Congregation of Jehovah's Witnesses executing the foregoing instrument; that (no seal has been procured) (the seal affixed thereto is the seal of) the corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; that Directors and officers acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Marilyn Little

 MERILYN LITTLE Notary Public in and for the State of Iowa
MY COMMISSION EXPIRES 10-20-97

Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CONSENT OF MORTGAGE HOLDER

The undersigned hereby states:

That the Union State Bank is the mortgage holder of the mortgage dated September 29, 1986, executed by Mobile Plaza, _____, an Iowa Corporation to Union State Bank in the amount of \$145,779.08, which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on September 29, 1986, in Mortgage Record 146 at page 449 covering the following described property, to-wit:

The fractional Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and, the fractional Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and, the fractional Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) all in Section Thirty (30) Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing in all 133 acres more or less; EXCEPTING THEREFROM A parcel of land in the West Half of the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa more particularly described as follows: Commencing at the West Quarter Corner of Section 30, T76N, R27W, of the 5th P.M., Madison County, Iowa; thence North 00°00'00" 766.92 feet along the west line of the NW $\frac{1}{4}$ of said Section 30 to the point of beginning. Thence continuing North 00°00'00" 614.35 feet along said west line; thence North 90°00'00" East 391.22 feet; thence South 04°51'57" West 373.74 feet; thence South 00°00'00" 225.39 feet; thence South 87°21'42" West 359.90 feet to the point of beginning. Said parcel contains 5.14 Acres including 0.76 Acres of public highway right-of-way,

and that the Union State Bank is also the mortgage holder of the mortgage dated October 20, 1993, executed by Earlham Mobile Home Terrace, Inc. to Union State Bank in the amount of \$62,471.82, which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on October 20, 1993, in Mortgage Record 169 at page 320 covering the following described property, to-wit:

The fractional Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and, the fractional Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the fractional Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) all in Section Thirty (30) Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., containing in all 133 acres more or less, excepting therefrom the following three (3) parcels: A parcel of land in the West Half of the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence North 00_00'00" 766.92 feet

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along the west line of the NW $\frac{1}{4}$ of said Section 30 to the point of beginning. Thence continuing North 00 00'00" 614.35 feet along said west line; thence North 90 00'00" East 391.22 feet; thence South 04 51'57" West 373.74 feet; thence South 00 00'00" 225.39 feet; thence South 87 21'42" West 359.90 ___ to the point of beginning. Said Parcel contains 5.14 Acres including 0.76 Acres of public highway right-of-way, and A tract of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section 30, T76N, R27W of the 5th P.M.; thence South 00 00'00" 1178.46 feet along the West line of said Section 30 to the point of beginning. Thence North 82 41'05" East 272.79 feet; thence North 52 04'00" East 270.27 feet; thence North 30 32'10" East 466.87 feet; thence North 90 00'00" East 768.70 feet to the East line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 30, thence along said East line South 00 46'21" East 748.69 feet to the Southeast corner of the Northwest Fractional Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northwest Fractional Quarter of the Northwest Quarter South 89 27'54" West 525.70 feet; thence departing said South line North 12 36'28" West 144.27 feet; thence South 90 00'00" West 496.07 feet; thence South 44 12'15" West 79.62 feet; thence South 90 00'00" West 390.98 feet to the West line of said Section 30; thence along said West line North 00 00'00" 66.82 feet to the point of beginning. Said tract contains 16.172 Acres including 0.080 Acres of public highway right-of-way, and A parcel of land described as commencing at the West Quarter Corner of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 0 00'00" 455.96 feet along the West line of the Southwest Quarter of said Section 30 to the Point of Beginning; thence South 89 21'38" East 250.00 feet; thence South 0 00'00" 200.00 feet; thence North 89 21'38" West 250.00 feet to the West line of the Southwest Quarter of said Section 30; thence North 0 00'00" 200.00 feet to the point of Beginning containing 1.1478 Acres including 0.2984 Acres of U.S. Highway 169 right-of-way.

That we are aware of and do consent that said property be subdivided and platted as part of C & C ALLEN'S ADDITION, WINTERSET, IOWA. In so doing, we are not releasing our mortgages on said property except for that portion thereof designated as Lot A, Lot B, and Lot C as shown on the final plat of C & C ALLEN'S ADDITION, WINTERSET, IOWA.

Dated this 19th day of January, 1996.

Union State Bank

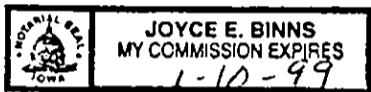
By: *Evan Warrington P.*

By: *Duane Jordan W.*

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19th day of January, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Warrington and Duane Gordon, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Vice President, respectively, of said corporation executing the within and foregoing instrument, (~~that no seal has been procured by the said corporation~~/that the seal affixed thereto is the seal of said corporation); that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said Steven D. Warrington and Duane Gordon as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Joyce E. Binns
 Notary Public in and for said County and State



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CONSENT OF MORTGAGE HOLDER

The undersigned hereby states:

That the Farmers & Merchants State Bank is the mortgage holder of the mortgage dated January 27, 1994, executed by John B. Reed and Jane M. Reed, individually and as husband and wife, to Farmers & Merchants State Bank in the amount of \$178,200.00 which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on February 3, 1994, in Mortgage Record 170 at page 680 covering the following described property, to-wit:

Parcel A in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section 30, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence along the South line of said Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4), South 89°27'54" West, 495.98 feet; thence North 00°32'06" West, 140.52 feet; thence North 04°34'52" West, 165.35 feet; thence North 70°57'56" East, 63.80 feet; thence South 49°11'20" East, 117.63 feet; thence North 89°27'54" East, 357.80 feet to the East line of said Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4); thence along said East line, South 00°46'21" East, 247.99 feet to the point of beginning. Said Parcel A contains 3.000 Acres.

That we are aware of and do consent that said property be subdivided and platted as part of C & C ALLEN'S ADDITION, WINTERSET, IOWA.

Dated this 19th day of January, 1996.

Farmers & Merchants State Bank

By: [Signature], V.P.

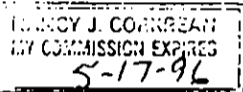
By: [Signature]



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19th day of January, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Davis and Tim J. Rethmeier, to me personally known, who, being by me duly sworn, did say that they are the Se. Vice President and Vice President, respectively, of said corporation executing the within and foregoing instrument, (~~that no seal has been procured by the said corporation~~/that the seal affixed thereto is the seal of said corporation); that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said William L. Davis and Tim J. Rethmeier as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Nancy J. Corbett
Notary Public in and for said County and State



p.2 of 2

Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CONSENT OF MORTGAGE HOLDER

The undersigned hereby states:

That the Farmers and Merchants State Bank is the mortgage holder of the mortgage dated November 18, 1992, executed by Jerry L. Schwertfeger and Beth A. Schwertfeger, individually and as husband and wife, to Farmers and Merchants State Bank in the amount of \$128,000.00 which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on November 30, 1992, in Mortgage Record 164 at page 405 covering the following described property, to-wit:

A parcel of land located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the West Line of said Section Thirty (30), South $00^{\circ}00'00''$ 1245.28 feet, thence North $90^{\circ}00'00''$ East 390.98 feet, thence North $44^{\circ}12'15''$ East 79.62 feet to the Point of Beginning, thence North $44^{\circ}12'15''$ East 410.10 feet, thence North $90^{\circ}00'00''$ East 144.39 feet, thence South $12^{\circ}36'28''$ East 301.24 feet, thence South $90^{\circ}00'00''$ West 496.07 feet to the Point of Beginning, said parcel containing 2.161 acres; and also an easement 50 feet wide for ingress and egress and the construction, maintenance and repair of a waterline located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said 50 foot wide easement lies 25 feet on either side of the following-described centerline; Commencing at the Northwest Corner of said Section Thirty (30), thence South $00^{\circ}00'00''$ 1203.67 feet to the Point of Beginning of the centerline of a 50 foot wide easement for ingress and egress, thence North $82^{\circ}41'05''$ East 282.82 feet, thence North $52^{\circ}04'00''$ East 271.00 feet, thence North $63^{\circ}08'00''$ East 211.86 feet, thence South $40^{\circ}02'30''$ East 27.65 feet to the end of said centerline of easement.

That we are aware of and do consent that said property be subdivided and platted as part of C & C ALLEN'S ADDITION, WINTERSET, IOWA.

Dated this 19th day of January, 1996.



Farmers & Merchants State Bank

By: William L. Davis

By: Tim J. Rethmeier, VP

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19th day of January, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Davis and Tim J. Rethmeier, to me personally known, who, being by me duly sworn, did say that they are the Sr. Vice President and Vice President, respectively, of said corporation executing the within and foregoing instrument, (~~that no seal has been procured by the said corporation~~ that the seal affixed thereto is the seal of said corporation); that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said William L. Davis and Tim J. Rethmeier as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Nancy J. Corkran

Notary Public in and for said County and State



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CONSENT OF MORTGAGE HOLDER

The undersigned hereby states:

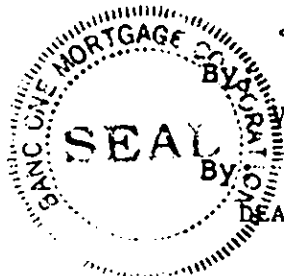
That Banc One Mortgage Corporation is the mortgage holder of the mortgage dated December 24, 1992, executed by Maurice R. Hay and Joyce A. Hay, husband and wife, to Norwest Mortgage, Inc. in the amount of \$97,500.00 which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on December 30, 1992, in Mortgage Record 164 at page 651, and which was subsequently assigned to Banc One Mortgage Corporation on May 15, 1995, and which assignment was filed for record in the office of the Recorder of Madison County, Iowa, on June 1, 1995, in Mortgage Record 176 at page 730 covering the following described property, to-wit:

A parcel of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter (¼) Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the west line of said Section Thirty (30), North 00°00'00" 566.92 feet to the Point of Beginning; Thence, continuing along said West line, North 00°00'00" 200.00 feet; thence North 87°21'42" East 359.90 feet; thence South 00°00'00" 200.00 feet; thence South 87°21'42" West 359.90 feet to the Point of Beginning. Said parcel of land contains 1.651 acres, including 0.298 acres in State Highway Right of Way.

That we are aware of and do consent that said property be subdivided and platted as part of C & C ALLEN'S ADDITION, WINTERSET, IOWA.

Dated this 29 day of March, 1996.

Banc One Mortgage Corporation



Veronica M. Tharp
VERONICA M. THARP, VICE PRESIDENT

Deanna L. Brooks
DEANNA L. BROOKS, LOAN ADMINISTRATION OFFICER

STATE OF Indiana, COUNTY OF Hendricks, ss:

On this 29 day of March, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Veronica M. Sharp and George J. Braska to me personally known, who, being by me duly sworn, did say that they are the Vice President and Law Administration Officer respectively, of said corporation executing the within and foregoing instrument, (that no seal has been procured by the said corporation/that the seal affixed thereto is the seal of said corporation); that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said Vice President and Law Administration Officer as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Barbara J. Lee
Notary Public in and for said County and State



BARBARA J. LEE
NOTARY PUBLIC STATE OF INDIANA
COUNTY OF HENDRICKS
MY COMMISSION EXPIRES FEBRUARY 22, 1997

Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CERTIFICATE OF ATTORNEY

STATE OF IOWA, DALLAS COUNTY, ss:

I, Gregory A. Hulse, attorney at law, hereby certify that I have examined the abstract of title continued to the 27th day of October, 1995, at 8:00 o'clock A.M. by Madison County Abstract Co., Winterset, Iowa, to the following described property situated in Madison County, Iowa, to-wit:

That part of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30) in Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th Principal Meridian, Madison County, Iowa, lying South of the following described line: Commencing at the West Quarter Corner of said Section Thirty (30), thence along the West line of said Section Thirty (30), North $00^{\circ}00'00''$ 566.92 feet to the Point of Beginning, thence North $87^{\circ}21'42''$ East 359.90 feet; thence North $00^{\circ}00'00''$ 425.39 feet; thence North $04^{\circ}51'57''$ East 373.74 feet; thence North $44^{\circ}12'15''$ East 79.62 feet; thence North $90^{\circ}00'00''$ East 496.07 feet; thence South $12^{\circ}36'28''$ East 144.27 feet, thence along the South line of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30) North $89^{\circ}27'54''$ East 525.70 feet to the Southeast Corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty (30), and the terminal point; and the Fractional Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty (30), except the following described parcel: Commencing at the West Quarter Corner of said Section Thirty (30), thence South $0^{\circ}00'00''$ 455.96 feet along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty (30) to the Point of Beginning; thence South $89^{\circ}21'38''$ East 250.00 feet; thence South $0^{\circ}00'00''$ 200.00 feet; thence North $89^{\circ}21'38''$ West 250.00 feet to the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty (30); thence North $0^{\circ}00'00''$ 200.00 feet to the Point of Beginning, containing 1.1478 acres including 0.2984 acres of U.S. Highway #169 right-of-way,

and I find fee simple title to said property is in the name of Earlham Mobile Home Terrace, Inc. and further find that said real estate is free from encumbrance as described in §354.11, Code of Iowa, (1995), except as follows:

1. Mortgage dated September 29, 1986, executed by Mobile Plaza, _____, and Iowa Corporation to Union State Bank, which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on September 29, 1986, in Mortgage Record 146 at page 449.

2. Mortgage dated October 20, 1993, executed by Earlham Mobile Home Terrace, Inc. to Union State Bank, which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on October 20, 1993, in Mortgage Record 169 at page 320.
3. Easement for road purposes to Madison County, Iowa, dated May 21, 1921, and filed for record in the office of the Recorder of Madison County, Iowa, on September 23, 1927, in Deed Record 66 at page 207.
4. Easement for road purposes to the State of Iowa dated June 17, 1933, and filed for record in the office of the Recorder of Madison County, Iowa, on June 17, 1933, in Deed Record 70 at page 354.
5. Affidavit of Controlled Access shows that Highway #169 which abuts the above-described property is a controlled access facility. Access to your property may be limited or restricted from Highway #169. For further particulars, see the affidavit of L.M. Clauson dated June 28, 1957, and filed for record in the office of the Recorder of Madison County, Iowa, on July 3, 1957, in Miscellaneous Record 26 at page 326.
6. Water line Easement over adjacent property for the purpose of benefiting the above-described property which is dated November 15, 1974, and filed for record in the office of the Recorder of Madison County, Iowa, on January 15, 1975, in Deed Record 111 at page 314.
7. Real Estate Taxes payable in the fiscal year beginning July 1, 1995 are shown as follows:

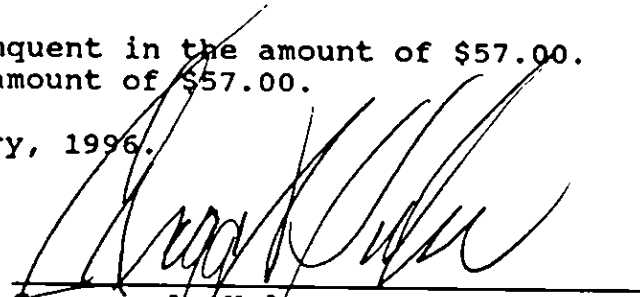
Frl NW SW Ex 1.15 A. W Cent. Pt
 First half unpaid and delinquent in the amount of \$387.00.
 Second half unpaid in the amount of \$387.00.

1.70 A. S. Cent. Pt NW NW
 First half paid in the amount of \$5.00.
 Second half paid in the amount of \$5.00.

Frl SW NW Ex. S 6.01 A & Ex. 5.14 N Pt & Ex. 1.65 A. Mid Pt
 First half unpaid and delinquent in the amount of \$207.00.
 Second half unpaid in the amount of \$207.00.

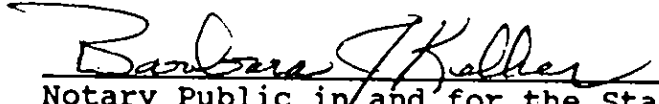
S 6.01 A SW NW
 First half unpaid and delinquent in the amount of \$57.00.
 Second half unpaid in the amount of \$57.00.

DATED this 15th day of January, 1996.



 Gregory A. Hulse

Subscribed and sworn to before me by the said Gregory A. Hulse, attorney at law, this 15th day of January, 1996.



 Notary Public in and for the State of Iowa



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CERTIFICATE OF ATTORNEY

STATE OF IOWA, DALLAS COUNTY, ss:

I, Gregory A. Hulse, attorney at law, hereby certify that I have examined the abstract of title continued to the 29th day of November, 1995, at 8:00 o'clock A.M. by Madison County Abstract Co., Winterset, Iowa, to the following described property situated in Madison County, Iowa, to-wit:

Parcel A in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence along the South line of said Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), South $89^{\circ}27'54''$ West, 495.98 feet; thence North $00^{\circ}32'06''$ West, 140.52 feet; thence North $04^{\circ}34'52''$ West, 165.35 feet; thence North $70^{\circ}57'56''$ East, 63.80 feet; thence South $49^{\circ}11'20''$ East, 117.63 feet; thence North $89^{\circ}27'54''$ East, 357.80 feet to the Ease line of said Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); thence along said East line, South $00^{\circ}46'21''$ East, 247.99 feet to the point of beginning. Said Parcel A contains 3.000 Acres,

and I find fee simple title to said property is in the name of Jane M. Reed and further find that said real estate is free from encumbrance as described in §354.11, Code of Iowa, (1995), except as follows:

1. Mortgage dated January 27, 1994, executed by John B. Reed and Jane M. Reed, individually and as husband and wife, to Farmers & Merchants State Bank, which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on February 3, 1994, in Mortgage Record 170 at page 680.
2. Easement for road purposes to Madison County, Iowa, dated May 21, 1921, and filed for record in the office of the Recorder of Madison County, Iowa, on September 23, 1927, in Deed Record 66 at page 207.
3. Easement for road purposes to the State of Iowa dated June 17, 1933, and filed for record in the office of the Recorder of Madison County, Iowa, on June 17, 1933, in Deed Record 70 at page 354.
4. Deed of Restrictions dated November 15, 1993, executed by Jerry L. Schwertfeger and Beth A. Schwertfeger, husband and wife, and John B. Reed and Jane M. Reed, husband and wife, which was filed for record

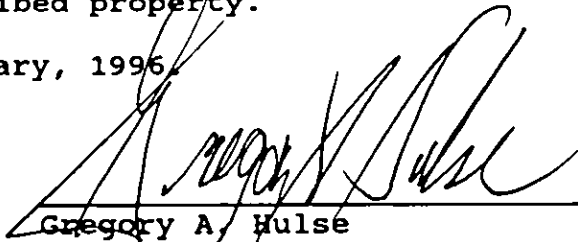
in the office of the Recorder of Madison County, Iowa, on November 17, 1993, in Deed Record 132 at page 244. Said Deed of Restrictions imposes and subjects the above-described real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy of said property.

5. Real Estate Taxes payable in the fiscal year beginning July 1, 1995, are shown as follows:

First half paid in the amount of \$1573.00.
Second half UNPAID in the amount of \$1573.00.

Said entry further shows there are no personal taxes and no special assessments against the above-described property.

DATED this 15th day of January, 1996.



Gregory A. Hulse

Subscribed and sworn to before me by the said Gregory A. Hulse, attorney at law, this 15th day of January, 1996.



Notary Public in and for the State of Iowa



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CERTIFICATE OF ATTORNEY

STATE OF IOWA, DALLAS COUNTY, ss:

I, Gregory A. Hulse, attorney at law, hereby certify that I have examined the abstract of title continued to the 20th day of November, 1995, at 8:00 o'clock A.M. by Madison County Abstract Co., Winterset, Iowa, to the following described property situated in Madison County, Iowa, to-wit:

A parcel of land located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the West line of said Section Thirty (30), South $00^{\circ}00'00''$ 1245.28 feet, thence North $90^{\circ}00'00''$ East 390.98 feet, thence North $44^{\circ}12'15''$ East 79.62 feet to the Point of Beginning, thence North $44^{\circ}12'15''$ East 410.10 feet, thence North $90^{\circ}00'00''$ East 144.39 feet, thence South $12^{\circ}36'28''$ East 301.24 feet, thence South $90^{\circ}00'00''$ West 496.07 feet to the Point of Beginning, said parcel containing 2.161 acres,

and I find fee simple title to said property is in the names of Jerry L. Schwertfeger and Beth A. Schwertfeger as joint tenants with full rights of survivorship and not as tenants in common and further find that said real estate is free from encumbrances described in §354.11, Code of Iowa, (1995), except as follows:

1. Mortgage dated November 18, 1992, executed by Jerry L. Schwertfeger and Beth A. Schwertfeger, individually and as husband and wife, to Farmers and Merchants State Bank, which mortgage was filed for record in the office of the Recorder of Madison County, Iowa, on November 30, 1992, in Mortgage Record 164 at page 405.
2. Easement for road purposes to Madison County, Iowa, dated May 21, 1921, and filed for record in the office of the Recorder of Madison County, Iowa, on September 23, 1927, in Deed Record 66 at page 207.
3. Easement for road purposes to the State of Iowa dated June 17, 1933, and filed for record in the office of the Recorder of Madison County, Iowa, on June 17, 1933, in Deed Record 70 at page 354.
4. Deed of Restrictions dated November 15, 1993, executed by Jerry L. Schwertfeger and Beth A. Schwertfeger, husband and wife, and John B. Reed and Jane M. Reed, husband and wife, which was filed for record

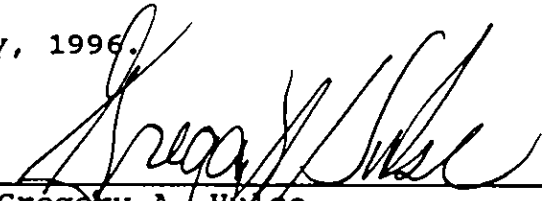
in the office of the Recorder of Madison County, Iowa, on November 17, 1993, in Deed Record 132 at page 244. Said Deed of Restrictions imposes and subjects the above-described real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy of said property.

5. Real Estate Taxes payable in the fiscal year beginning July 1, 1995, are shown as follows:

First half paid in the amount of \$1219.00.
Second half UNPAID in the amount of \$1219.00.

Said entry further shows there are no personal taxes and no special assessments against the above-described property.

DATED this 15th day of January, 1996.



Gregory A. Hulse

Subscribed and sworn to before me by the said Gregory A. Hulse, attorney at law, this 15th day of January, 1996.



Notary Public in and for the State of Iowa



Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CERTIFICATE OF ATTORNEY

STATE OF IOWA, DALLAS COUNTY, ss:

I, Gregory A. Hulse, attorney at law, hereby certify that I have examined the abstract of title continued to the 29th day of November, 1995, at 8:00 o'clock A.M. by Security Abstract and Title Co., Inc., Winterset, Iowa, to the following described property situated in Madison County, Iowa, to-wit:

A parcel of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter ($\frac{1}{4}$) Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the west line of said Section Thirty (30), North $00^{\circ}00'00''$ 566.92 feet to the Point of Beginning; Thence, continuing along said West line, North $00^{\circ}00'00''$ 200.00 feet; thence North $87^{\circ}21'42''$ East 359.90 feet; thence South $00^{\circ}00'00''$ 200.00 feet; thence South $87^{\circ}21'42''$ West 359.90 feet to the Point of Beginning. Said parcel of land contains 1.651 acres, including 0.298 acres in State Highway Right of Way,

and I find fee simple title to said property is in the names of Maurice R. Hay and Joyce A. Hay, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, and I further find that said real estate is free from encumbrance as described in §354.11, Code of Iowa, (1995), except as follows:

1. Mortgage dated December 24, 1992, executed by Maurice R. Hay and Joyce A. Hay, husband and wife, to Norwest Mortgage, Inc. and filed for record in the office of the Recorder of Madison County, Iowa, on December 30, 1992, in Mortgage Record 164 at page 651. Said mortgage was assigned by Norwest Mortgage, Inc. to Banc One Mortgage Corporation which assignment is dated May 15, 1995, and filed for record in the office of the Recorder of Madison County, Iowa, on June 1, 1995, in Mortgage Record 176 at page 730.
2. Easement for road purposes to Madison County, Iowa, dated May 21, 1921, and filed for record in the office of the Recorder of Madison County, Iowa, on September 23, 1927, in Deed Record 66 at page 207.
3. Easement for road purposes to the State of Iowa dated June 17, 1933, and filed for record in the office of the Recorder of Madison County, Iowa, on June 17, 1933, in Deed Record 70 at page 354.

4. Affidavit of Controlled Access shows that Highway #169 which abuts the above-described property is a controlled access facility. Access to your property may be limited or restricted from Highway #169. For further particulars, see the affidavit of L.M. Clauson dated June 28, 1957, and filed for record in the office of the Recorder of Madison County, Iowa, on July 3, 1957, in Miscellaneous Record 26 at page 326.

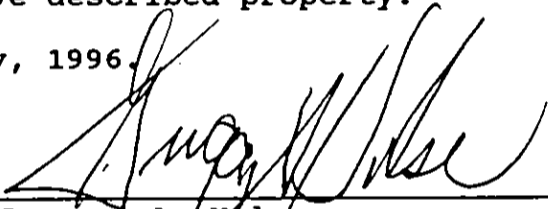
5. Water line Easement over adjacent property for the purpose of benefiting the above-described property. For further particulars, see said easement dated June 15, 1974, and filed for record in the office of the Recorder of Madison County, Iowa, on January 15, 1975, in Deed Record 111, at page 314.

6. Real Estate Taxes payable in the fiscal year beginning July 1, 1995, are shown as follows:

1st 1/2 paid, 2nd 1/2 UNPAID.

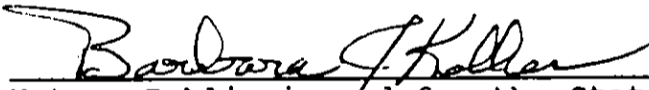
Said taxes remain a lien upon the above-described property.

DATED this 15th day of January, 1996.



Gregory A. Hulse

Subscribed and sworn to before me by the said Gregory A. Hulse, attorney at law, this 15th day of January, 1996.



Notary Public in and for the State of Iowa



30

Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CERTIFICATE OF ATTORNEY

STATE OF IOWA, DALLAS COUNTY, ss:

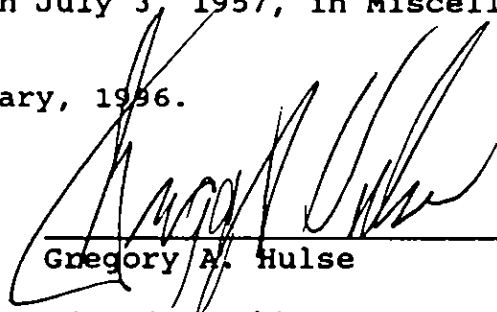
I, Gregory A. Hulse, attorney at law, hereby certify that I have examined the abstract of title continued to the 29th day of November, 1995, at 8:00 o'clock A.M. by Madison County Abstract Co., Winterset, Iowa, to the following described property situated in Madison County, Iowa, to-wit:

A parcel of land described as commencing at the West Quarter (1/4) Corner of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 0°00'00" 455.96 feet along the West line of the Southwest Quarter (1/4) of said Section Thirty (30) to the Point of Beginning, thence South 89°21'38" East 250.00 feet, thence South 0°00'00" 200.00 feet, thence North 89°21'38" West 250.00 feet to the West line of the Southwest Quarter (1/4) of said Section Thirty (30), thence North 0°00'00" 200.00 feet to the Point of Beginning containing 1.1478 Acres including 0.2984 Acres of U.S. Highway 169 right-of-way,

and I find fee simple title to said property is in the name of Winterset Congregation of Jehovah's Witnesses and further find that said real estate is free from encumbrance as described in §354.11, Code of Iowa, (1995), except as follows:

1. Easement for road purposes to the State of Iowa dated June 17, 1933, and filed for record in the office of the Recorder of Madison County, Iowa, on June 17, 1933, in Deed Record 70 at page 354.
2. Affidavit of Controlled Access shows that Highway #169 which abuts the above-described property is a controlled access facility. Access to your property may be limited or restricted from Highway #169. For further particulars, see the affidavit of L.M. Clauson dated June 28, 1957, and filed for record in the office of the Recorder of Madison County, Iowa, on July 3, 1957, in Miscellaneous Record 26 at page 324.

DATED this 15th day of January, 1996.



Gregory A. Hulse

Subscribed and sworn to before me by the said Gregory A. Hulse, attorney at law, this 15th day of January, 1996.





Notary Public in and for the State of Iowa

**RESOLUTION APPROVING FINAL PLAT OF
C & C ALLEN'S ADDITION
TO THE CITY OF WINTERSSET, MADISON COUNTY, IOWA**

WHEREAS, there was filed in the office of the Zoning Administrator of the City of Winterset, a registered land surveyor's plat of the proposed subdivision known as C & C ALLEN'S ADDITION, WINTERSSET, IOWA; and

WHEREAS, the real estate comprising said plat is described as follows:

The Fractional Northwest Quarter (FR.NW.¼) of the Southwest Quarter (SW.¼) and a portion of the Fractional West Half (Fr.W.½) of the Northwest Quarter (NW.¼) of Section 30, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 30, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of NW.¼ of said Section 30, North 00°00'00" East 766.92 feet; thence North 87°21'42" East 359.90 feet; thence North 00°00'00" East 225.39 feet; thence North 04°49'57" East 373.64 feet; thence North 44°12'15" East 489.72 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 445.52 feet; thence North 89°27'54" East 29.72 feet; thence North 00°32'06" West 140.52 feet; thence North 04°34'52" West 165.35 feet; thence North 70°57'56" East 63.80 feet; thence South 49°11'20" East 117.63 feet; thence North 89°27'54" East 357.81 feet; thence South 00°46'21" East 1561.64 feet to the NE. corner of the FR.NW.¼ of the SW.¼ of said Section 30; thence South 00°47'43" East 1317.71 feet to the SE. corner of said Fr.NW.¼ of the SW.¼; thence North 89°29'10" West 1536.08 feet to the SW. corner of said Fr.NW.¼ of the SW.¼; thence North 00°00'43" East 1314.96 feet to the Point of Beginning. Said C & C Allen's Addition contains 93.863 acres, and is divided into Lots 1 through 15, Lot "A" which is Park Avenue, Lot "B" which is US. Highway #169 right of way in the Fr.NW.¼ of the SW.¼ of said Section 30, and Lot "C" which is US. Highway #169 right of way in the Fr.SW.¼ of the NW.¼ of said Section 30. All lots are dimensioned and sized as shown on the Plat;

and

WHEREAS, there was also filed with said plat statements by the proprietors that the plat was prepared with their free consent and in accordance with their desires; and

WHEREAS, said plat was accompanied by warranty deeds to the City of Winterset, Iowa, dedicating all land within the plat designated for streets to the public; and

WHEREAS, said plat was accompanied by a consent to platting from all mortgage holders or lien holders stating that the plat was prepared with their free consent and in accordance with their desires; and

WHEREAS, said plat was accompanied by releases of all mortgage holders releasing from the liens of the said mortgages areas of the platted property conveyed to the City of Winterset, Iowa, for streets; and

WHEREAS, said plat was accompanied by certificates from an attorney at law showing that title in fee simple is in the proprietors and that the platted land is free from encumbrances, except for specifically described mortgages to Union State Bank, Farmers and Merchants State Bank, and Banc One Mortgage Corporation who have all consented to the plat and except for real estate taxes which are now shown paid by the County Treasurer; and

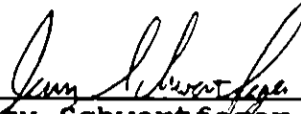
WHEREAS, said plat was accompanied by a certificate of the County Treasurer of Madison County, Iowa, stating that said platted property is free from certified taxes and certified special assessments; and

WHEREAS, the City Council of Winterset, Iowa, finds that said plat conforms to the provisions of the Subdivision Ordinance of the City of Winterset, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

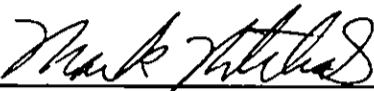
1. That said plat, known as C & C ALLEN'S ADDITION, WINTERSET, IOWA, be and is hereby, approved.
2. That the performance bond for the improvements not yet installed is hereby approved and accepted.
3. That the dedication of the streets and other public improvements shown in the said plat is hereby approved and accepted.
4. That the Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat and papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, on the 6th day of May, 1996.



Jerry Schwertfeger, Mayor
City of Winterset, Iowa

ATTEST:



Mark J. Nitchals, Administrator
City of Winterset, Iowa

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Prepared by: Van Werden, Hulse & Hefner, 1009 Main Street, P.O. Box 197, Adel, IA 50003; (515)993-4545

CERTIFICATE OF COUNTY TREASURER

I, Becky McDonald, Treasurer of Madison County, Iowa, on this 8 day of April, 1996, certify that the real estate embraced in the final plat of C & C ALLEN'S ADDITION, WINTERSET, IOWA, an official subdivision of the City of Winterset, Madison County, Iowa, is free from certified taxes and certified special assessments except those taxes accrued during the 1995-1996 fiscal year which are not payable until September, 1996.

Becky McDonald
Becky McDonald
Madison County Treasurer

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 8th day of April, 1996, before me, the undersigned, Notary Public in and for the State of Iowa, personally appeared Becky McDonald, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Michelle Utzler
Notary Public in and for the State of Iowa



For Dedication, Resolution
& Certificates - See
Deed Record 61-87

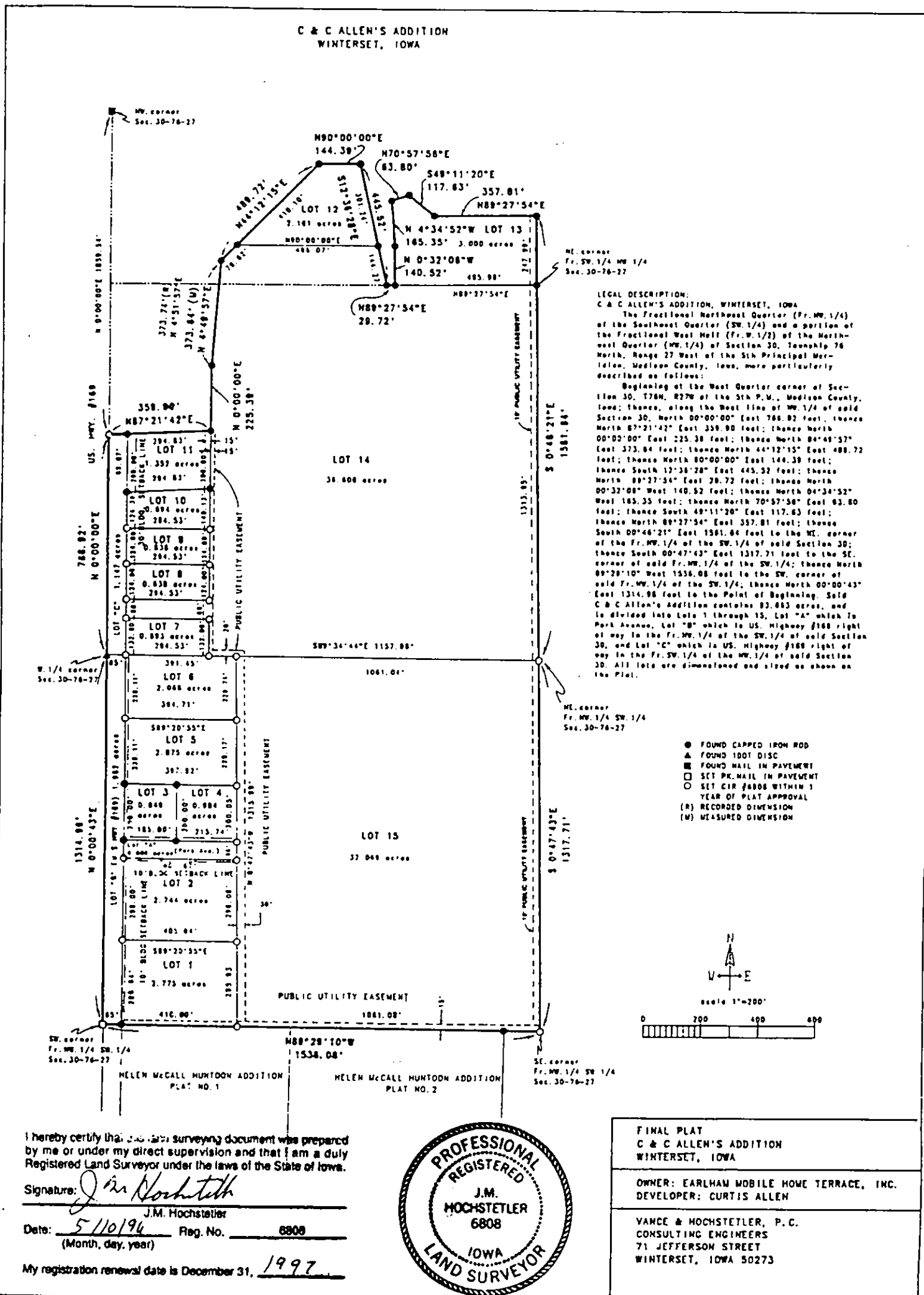
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSET, IOWA (515)462-3995

CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSET, IOWA 50273
JAMES M. HOCHSTETLER, 110 WEST GREEN ST., WINTERSET, IOWA 50273



I hereby certify that this surveying document was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Signature: J.M. Hochstetler
J.M. Hochstetler
Date: 5/10/96 Reg. No. 6808
(Month, day, year)
My registration renewal date is December 31, 1997



FINAL PLAT
C & C ALLEN'S ADDITION
WINTERSET, IOWA

OWNER: EARLHAM MOBILE HOME TERRACE, INC.
DEVELOPER: CURTIS ALLEN

VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
71 JEFFERSON STREET
WINTERSET, IOWA 50273