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THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

ISBA# 02485 Gregory A. Hulse
Van Warden, Hulse & Hefner

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 34
STAMP # 20
\$ 151
Michelle Utsler
RECORDER
10-26-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 3644
BOOK 61 PAGE 212
96 JUN 26 PM 1:30

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 993-4545

Preparer Information Gregory A. Hulse 1009 Main Street Adel
Individual's Name Street Address City Phone (515) 993-4545



WARRANTY DEED
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
Earlham Mobile Home Terrace, Inc.
a corporation organized and existing under the laws of
Iowa

does hereby Convey to
Charles Gabus and Frances Gabus, husband and wife, as joint tenants
with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

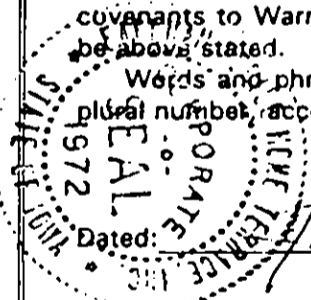
Lots One (1) and Two (2) of C & C ALLEN'S ADDITION, WINTERSET,
IOWA,

subject to any easements and restrictions of record.

The Corporation 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.

Earlham Mobile Home Terrace,
Inc.
By Curtis C. Allen Title
Curtis C. Allen President and Secretary
By _____ Title



STATE OF IOWA DALLAS COUNTY, ss:
On this 21 day of June, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared Curtis C. Allen

and ~~XX~~ to me personally known, who being by me duly sworn, did say that ~~they are~~ he is the President and Secretary ~~and~~ ~~XXXXXXXXXXXXXXXXXXXX~~ ~~he is~~ ~~XX~~ ~~respectively~~, of said corporation; that ~~the seal of the corporation is on the seal~~ (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 Curtis C. Allen and ~~XX~~ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by ~~them~~ him voluntarily executed.

BARBARA J. KELLER
MY COMMISSION EXPIRES
8-26-97

Barbara J. Keller
Notary Public