

IOWA STATE BAR ASSOCIATION
Official Form No. 104

1,898,789-

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

COMPUTER

REAL ESTATE TRANSFER	
TAX PAID	42
STAMP #	
\$2087.25	
Mary E. Welty	
RECORDER	
9-30-88	Madison
DATE	COUNTY

FILED No. 700
BOOK 54 PAGE 520

1988 SEP 30 PH 4:22

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$15.00
Transfer \$5.00

IND.
REC.
PAGE

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten
Dollar(s) and other valuable consideration, BETHESDA FOUNDATION, a non-profit corporation,
a corporation organized and existing under the laws of Nebraska
does hereby Convey to MTC WEST, INC., a Delaware corporation, located at One PPG Place, Suite 2260,
Pittsburgh, Pennsylvania 15222

the following described real estate in Madison County, Iowa:

The East 459.65 feet of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, except the North 25 feet of the east 25 feet thereof, and except the South 165 feet of the East 132 feet thereof, of Section 36, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

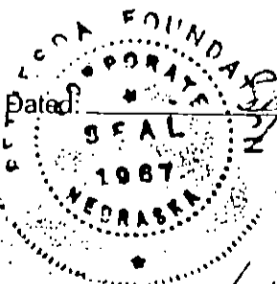
subject to easements, reservations, and restrictions of record, and further subject to the interests disclosed in a survey dated 4/29th, 1988, a copy of which is attached hereto.

was revised 9/23/88.

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.

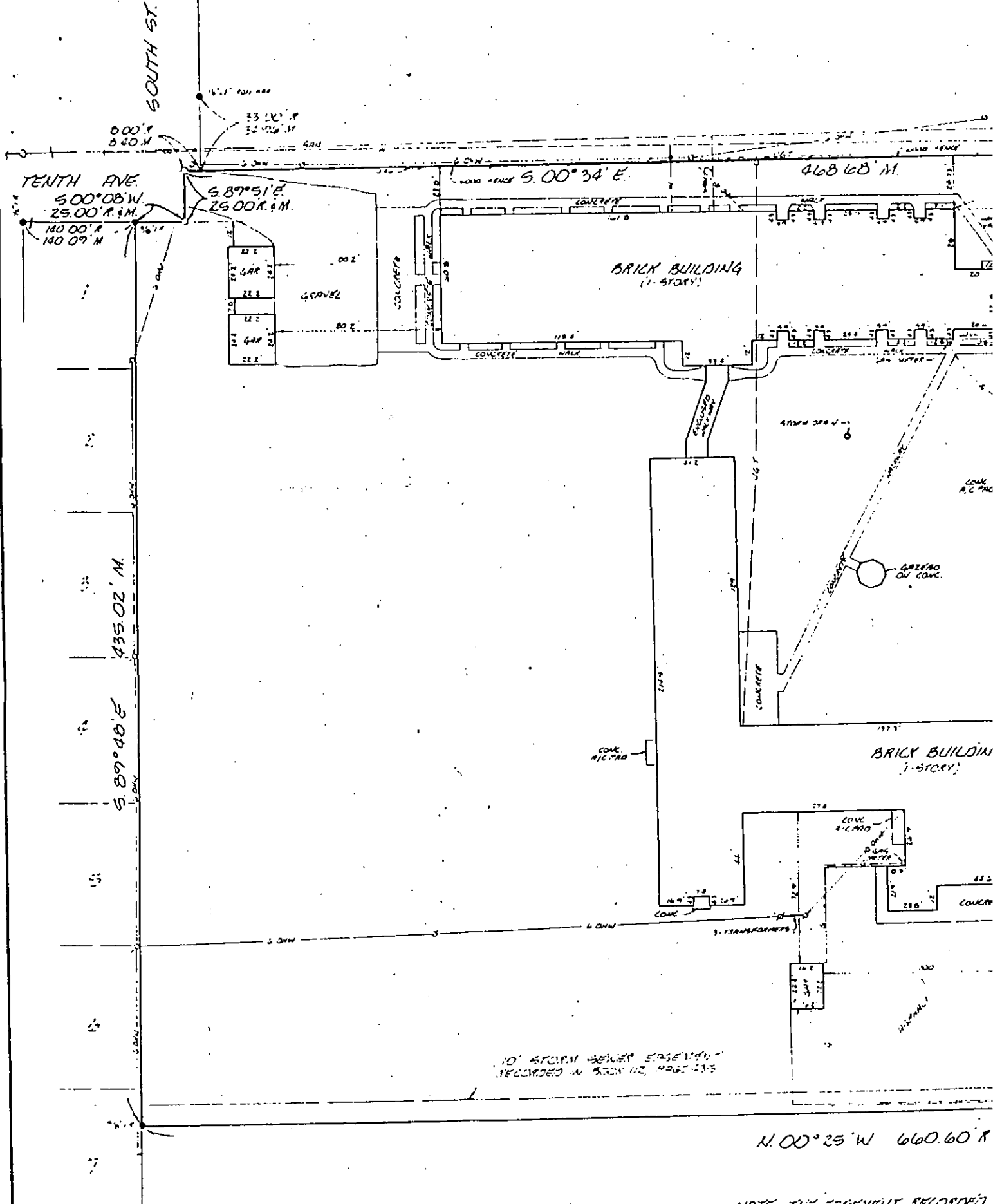
BETHESDA FOUNDATION, a Nebraska non-profit corporation



Dated: Sept 28, 1988

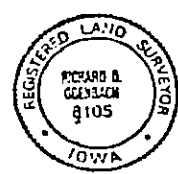
By David Burdine
DAVID BURDINE, President Title
By R. Thomas
ASSISTANT Secretary Title

STATE OF Nebraska Madison COUNTY, ss:
On this 28th day of September, 19 88 before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID BURDINE and R. Thomas W.C. Kenna to me personally known, who being by me duly sworn, did say that they are the President and ASSISTANT Secretary respectively, of said corporation; that ~~(no seal has been procured by the 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 President and ASSISTANT Secretary 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.



10' STORM SEWER EASEMENT
RECORDED IN BOOK 112, PAGE 135

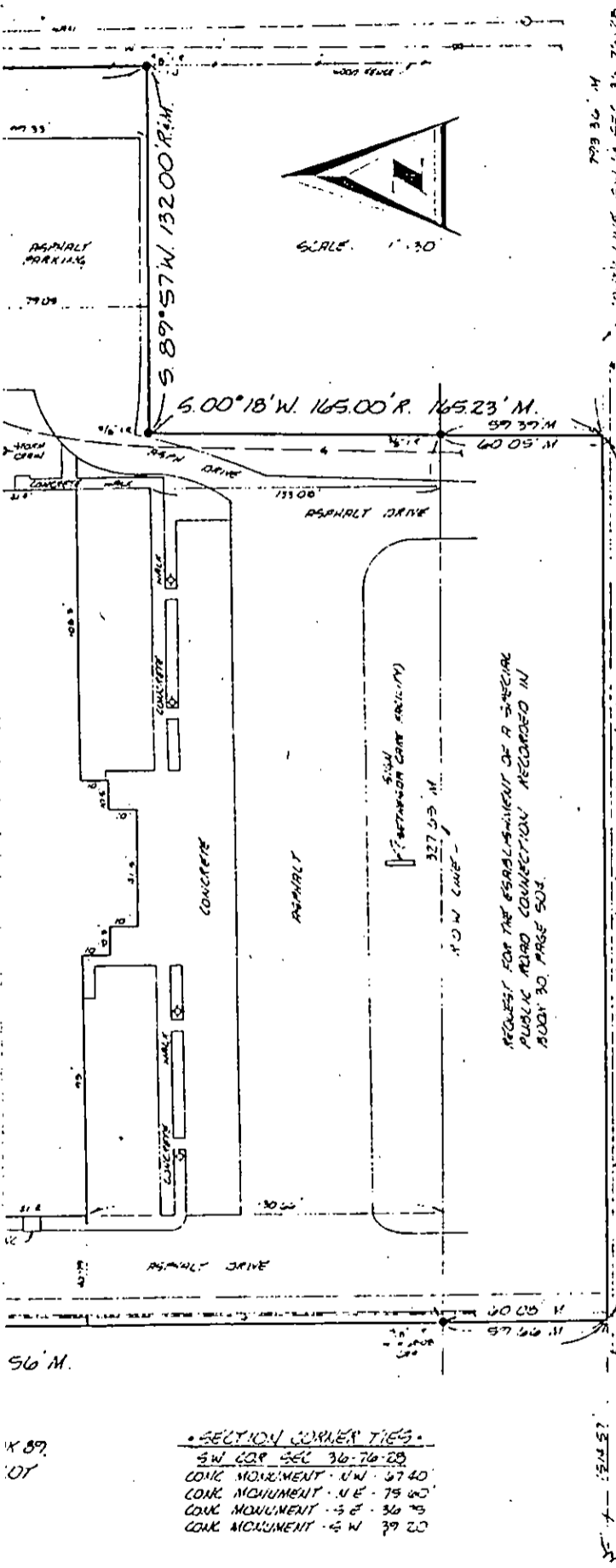
NOTE THE EASEMENT RECORDED
PAGE 135, DOES NOT AFFECT
SHOWING AND DESCRIBED HERE



Mark	Revision	Date	By
1	REVISE PLAT TO SHOW EACH WORK	11-21-54	
2	ADD CHANGE TO CONCRETE WALK TO SURVEY LOT BOUNDARY	12-21-54	

VERIFICATION
I hereby certify that this Plat and Survey was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.
Richard B. Genshon
Date: 1-27-56

ALTA SURVEY
RECORD THIS SURVEY WITH THE ORIGINAL
PLAT MAPLEY
THUS ASSURING YOU
THE SURVEY IS CORRECT AND COMPLETE



LEGAL DESCRIPTION:

The East 119.45 feet of the SW-1/4 SE-1/4 SW-1/4 EXCEPT the North 25.0 feet of the East 25.0 feet and EXCEPT the South 145.0 feet of the East 125.0 feet thereof, all in Section 36, Township 74 North, Range 24 West of the 5th P.M., City of Winterset, Madison County, Iowa, Contains 6.454 acres, including 0.447 acres for road right-of-way.

SURVEY CERTIFICATE

TO: **ATC West, Inc.**
 270 Westgate, Inc.
 One PPG Place, Suite 2200
 Pittsburgh, PA 15222

AND TO: **First American Title Insurance Company and Security Land Title Company**
 1905 Harney Street, 17th
 Omaha, NE

AND TO: **Fidelity Bank, National Association**, as agent for itself and other banks named in the credit and agency agreement dated as of September 15, 1988.

Survey entitled: "ALTA survey for Security Land Title Company", dated April 26, 1989, prepared by Anderson Consultants, Inc.

The undersigned hereby certifies to the addressees hereof that this survey was prepared from an actual on-the-ground instrument survey of the subject premises performed under my responsible direction and supervision and is correct to the best of my knowledge and belief; that the same was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACES in 1992; that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the location thereof with respect to the boundaries are accurately shown as the same were situated on April 26, 1988, that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises upon adjoining property unless shown hereon, that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment dated September 15, 1988, or (ii) are apparent from a visual inspection, are delineated hereon, and that no part of the subject premises is located at or below the base flood elevation designated by Federal Emergency Management Agency under the National Flood Insurance Program, or within any state or municipal flood hazard area or district unless specifically shown hereon.

The undersigned further certifies that access to and egress from the subject premises and the improvements and structures thereon to a public way are provided via the means indicated hereon; and municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated hereon.

WITNESS the due execution hereof as of this 21st day of April, 1989.

WITNESS/ATTEST: Richard D. Odenbach, RLS #8103 Iowa
 By: ANDERSON CONSULTANTS, INC.
 Stephen G. Shels Name: Richard D. Odenbach
 Title: President

Surveyor's Notes:

1. Maximum positional tolerance of the property corners exceeds 1 foot in 10 thousand feet.
2. Measured bearings and distances must be used to compute horizontal closure.
3. The location of underground utilities such as sanitary and storm sewers, gas, telephone, electric or water lines on or adjacent to the property shown and described hereon is unknown except where shown.

LEGEND

- Found 1/2" or 3/8" Iron Rod
- Set 1/2" Iron Rod w/RLS #8103 Cap
- ⊕ Recorded Distance
- M Measured Distance
- SAN --- Sanitary Sewer
- W --- Water Main
- G --- Gas Main
- UT --- Underground Telephone
- Manhole
- ∞ Gate Valve
- ⊙ Curb Stop
- ⊕ Power Pole
- ⊙ Light Pole
- OMV --- Overhead Wire & No.

R SECURITY LAND TITLE COMPANY

Anderson consultants
 1440 Ingersoll Avenue
 Des Moines, Iowa 50309
 engineering • planning • survey

Location: SW & 36-76-2B CITY OF WINTERSSET MADISON COUNTY IOWA	Scale: 1"=30'	Design By: JJD	Draftsman: JJD
Work Order: JJD	Checked By: JJD	Date: APR 20 1989	File No.: