

FILED NO. 376
BOOK 55 PAGE 237
89 AUG 29 AM 11:17
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fifteen Thousand and No/100 ----- (\$15,000.00)
Dollar(s) and other valuable consideration, Mobile Plaza, Inc.
a corporation organized and existing under the laws of Iowa
does hereby Convey to Winterset Congregation of Jehovah's Witnesses,
the following described real estate in Madison County, Iowa:

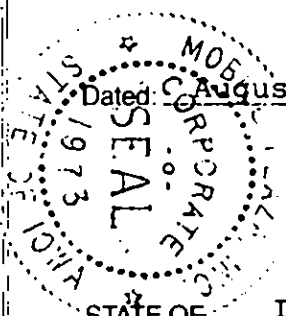
A parcel of land described as commencing at the West Quarter (1) Corner of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 0°00'00" 455.96 feet along the West line of the Southwest Quarter (1) 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) 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.

This conveyance is subject to the additional rights and obligations of the parties set forth in their July 25, 1989, contract for the purchase of the subject real estate as set forth in Paragraphs 17(a) through 17(f) inclusive.

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.

MOBILE PLAZA, INC.
By Curtis C. Allen
Curtis C. Allen, President Title
By _____
and Secretary Title



STATE OF IOWA MADISON COUNTY, ss:
On this 25th day of August, 19 89 before me, the undersigned, a Notary Public in and for said State, personally appeared Curtis C. Allen and _____ to me personally known, who being by me duly sworn, did say that he is the President and Secretary respectively, of said corporation; that ~~(no seal has been procured by the said)~~ (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said President and Secretary as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by and by them voluntarily executed.



Gordon K. Darling, Jr.
Notary Public