

COMPARED

FILED NO. **2138**

BOOK 128 PAGE 642

Fee \$10.00

91 APR 22 PM 3: 23

Transfer \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of assumption of mortgage indebtedness
Dollar(s) and other valuable consideration, Mobile Plaza, Inc.
a corporation organized and existing under the laws of Iowa
does hereby Convey to Curtis C. Allen

the following described real estate in Madison County, Iowa:

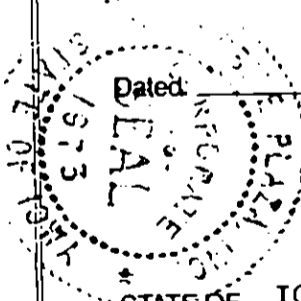
The real estate described in the attached Exhibit "A",
attached hereto and made a part hereof.

This conveyance is subject to Grantee's assumption of
mortgage indebtedness evidenced by a mortgage dated and
recorded September 29, 1986 at Mortgage Record 146,
Page 449, Madison County, Iowa Recorder's Office.

No Revenue Stamps required. Transfer between family
corporation and stockholders per Iowa Code § 428A.2.

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.



Dated: December 31, 1990

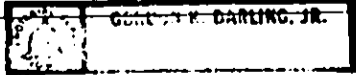
By Curtis C. Allen Pres.
President & Secretary Title

By _____
Title

STATE OF IOWA COUNTY, POLK ss:

On this 31st day of December, 1990 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 ~~they are~~ he is the
President and Secretary
respectively, of said corporation; that ~~the seal has been procured by the said~~ corporation; that said instrument was signed
(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 Curtis C. Allen
_____ as such officers, acknowledged the execution of said
instrument to be the voluntary act and deed of said corporation, by him and by ~~them~~ voluntarily executed.

Gordon F. Darling, Jr.
Notary Public



"EXHIBIT A"

LEGAL DESCRIPTION

The fractional Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) and, the fractional Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the fractional Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 along the west line of the NW1/4 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 Fraction 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.