

FILED NO. 961

Fee \$10.00

BOOK 128 PAGE 214

Transfer \$5.00

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 31st day of May, 1990, by and between INSILCO CORPORATION, a Delaware corporation and successor by merger to the Miles Homes Division of Insilco Corporation, a Connecticut corporation ("Insilco-Connecticut") (the "Grantor"), and Star Acquisition Corp., a Delaware corporation (the "Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee all of that certain tract, parcel or land which is located in the County of Madison in the State of Iowa and more fully described in Exhibit A attached hereto,

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments and appurtenances thereto and all revisions, remainders, rents, issues, profits and royalties thereof and therefrom,

SUBJECT, however, to all covenants, restrictions, easements, reservations, rights and rights-of-way and all other matters of record,

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the above-described premises unto the Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on the date set forth in the acknowledgment below, but effective as of the date set forth above.

INSILCO CORPORATION



SEAL

By: *Karen Leslye Wolf*
Name: Karen Leslye Wolf
Title: Vice President and
General Counsel

Address of Grantee:

4700 Nathan Lane
Plymouth, Minnesota 55442

Prepared By:

Karen Leslye Wolf
300 N. Marienfeld
Suite 400
Midland, Texas 79701

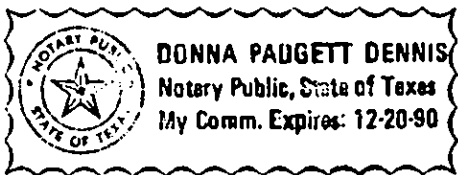
Upon Recordation, Please Return To:

Star Acquisition Corp.
4700 Nathan Lane
Plymouth, Minnesota 55442
Attention: Leo Flynn

IOWA ACKNOWLEDGMENT

STATE OF TEXAS :
:
COUNTY OF MIDLAND :

On this 3rd day of October, A.D. 1990, before me, a notary public in the State of Texas, personally appeared Karen Leslye Wolf, to me personally known, who being by me duly sworn did say that she is a Vice President and the General Counsel of said corporation, Insilco Corporation, a Delaware corporation, that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation by authority of its board of directors and the said Karen Leslye Wolf acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



Donna Paugett Dennis
Notary Public in and for
The State of Texas

EXHIBIT "A"

Lot Six (6) of Cunningham Rural Estates Sub-District, Madison County, Iowa, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD