



WARRANTY DEED

Know All Men by These Presents: That Vikart Industries, Inc.
an Iowa Corporation

in consideration of the sum of Three Hundred Seventy-Five Thousand and no/100
in hand paid do hereby Convey unto Craig F. Charlton

Grantees' Address: Route 1, Box 107C, Van Meter, Madison County, Iowa
the following described real estate, situated in Madison County, Iowa, to-wit:

In Fractional Section 30, T77N-R26W of the 5th P.M., Madison County, Iowa, the following: Gov't. Lots 3 & 5 lying south of County Trunk Road G4R and all of Gov't. Lot 4 - and All of Fractional Section 31, T77N-R26W of the 5th P.M., Madison County, Iowa, except the following: Beginning 50.91 ft. south of the E $\frac{1}{2}$ corner of Frac. Section 30, thence South 3257.0 ft., thence S84°12'W-222.5 ft., thence S38°11'W-11.8 ft., thence S82°07'W-665.59 ft., thence North 560.0 ft., thence N80°47'E-467.7 ft., thence N01°19'W-928.2 ft., thence N32°23'W-783.8ft., thence N10°30'W-759.8 ft., thence N67°56'E-1086.3 ft., to point of beginning, containing 51.85 acres more or less, subject to existing highway and other easements of record.

Also, the N $\frac{1}{2}$ of Fractional Section 6 in Twp. 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, except the following: Beginning at a point 33 ft. west of corner post in S.W. corner of said N $\frac{1}{2}$ of Fract. Section 6, thence north 1392.4 ft. to a point 33 ft. west of corner post, thence S84°25'E-419.75 ft., thence S34°53'W-313.3 ft., thence S.3°04'E255.3 ft., thence N85°19'E-1313.4 ft., thence S07°26'E-681.7 ft., thence Westerly 1661.2 ft. to point of beginning, containing 31.27 acres more or less, subject to existing highway and other easements of record.

In fulfillment of the Real Estate Contract dated January 18, 1988, between Vikart Industries, Seller, and Craig F. Charlton, Buyer, and recorded at Book 124, Page 279, at the Office of the Madison County, Iowa, Recorder.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 3d day of October, 1991.

VIKART INDUSTRIES, INC.

By: Donald L. McNitt
Donald L. McNitt, President

By: F. A. Wittern, III
F. A. Wittern, III, Vice President

8040 University Blvd.

Des Moines, Iowa 50325

(Grantor's address) BOOK 129 PAGE 250

STATE OF _____
COUNTY, _____
On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

_____, Notary Public in and for the State of Iowa

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 599.20
RECORDER
10-3-91 Madison
DATE COUNTY

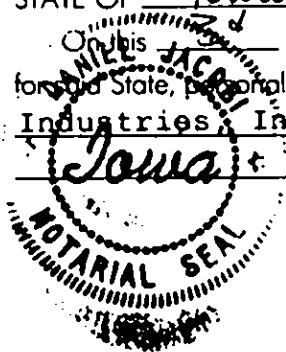
FILED NO. 944
91 OCT -3 PM 3:53
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00 Transfer \$15.00

1.1 WARRANTY DEED
This Printing May, 1984

Please type or print names under signatures as per Sec. 333.3 Code of Iowa

STATE OF Iowa, Polk COUNTY, ss:

On this 2^d day of October, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald L. McNutt, the President of Vikart Industries, Inc.,

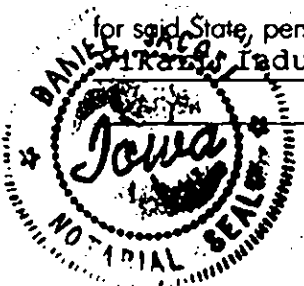


to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed, on behalf of the grantor, Vikart Industries, Inc.

[Signature]
Notary Public in and for the State of Iowa

STATE OF Iowa, Polk COUNTY, ss:

On this 3^d day of October, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared F. A. Wittern, III, the Vice President of Vikart Industries, Inc.,



to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed, on behalf of the grantor, Vikart Industries, Inc.

[Signature]
Notary Public in and for the State of Iowa

Warranty Deed

TO

Entered upon transfer books and for taxation
this 4th day of Oct, 1991
Juan K. Kehl Auditor
By [Signature] Deputy

Filed for record, indexed and delivered to
County Auditor this 3 day
of October, 1991
at 3:53 o'clock P. M., and recorded in
Book 129 of deed, on page 350
of Madison County Records
Recorder's ~~and Auditor's~~ Fee \$ 10.00 PAID.
Michelle Utaker Recorder
By [Signature] Deputy

WHEN RECORDED RETURN TO

[Signature]
[Signature]