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FILED FOR RECORD
POLK COUNTY, IOWA

93 AUG 31 P 2:21 R

INST # 015345
RECORDING FEE 000
AUDITOR FEE 500

REAL ESTATE TRANSFER
TAX PAID \$ 222.50

TJB AUG 31 1993

JIMOTHY J. BRIEN, Recorder
POLK COUNTY

STAMP #

SPACE ABOVE THIS LINE FOR RECORDER
WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00) and other good and valuable consideration, Hubbell Realty Company, a corporation organized and existing under the laws of the State of Iowa, does hereby Convey to Gifford and Brown, Inc. the following described real estate in the City of Des Moines, Polk County, Iowa:

The following parcels, except the South Twelve (12) feet thereof:

1. Lots One (1) and Two (2) in Block 39 in JONATHAN LYON'S ADDITION TO FORT DES MOINES;

2. All that part of vacated West 14th Street within the following described lines: Commencing at the Northeast corner of Lot One (1), Block 39 of JONATHAN LYON'S ADDITION TO FORT DES MOINES, which is the intersection of the West line of vacated West 14th Street with the South line of Walnut Street; thence Southwesterly along the West line of vacated West 14th Street, a distance of 139.50 feet to the North line of vacated West 14th Street; thence Easterly along the North line of vacated West 14th Street, a distance of 31.33 feet to the East line of said vacated West 14th Street; thence Northeasterly along the East line of said vacated West 14th Street, a distance of 33.84 feet; thence Northerly a distance of 101.30 feet to the South line of Walnut Street; thence Westerly along the South line of Walnut Street a distance of 1.33 feet to the Point of Beginning; and

3. The following portion of Lot Two (2), KEENE & POINDEXTER'S O.P.: Beginning at the Southwest corner of said Lot Two (2), thence East along the South line of said Lot Two (2) a distance of 9.61 feet; thence Northerly a distance of 32.45 feet to a point on the West line of said Lot Two (2) that is 33.84 feet Northeasterly from the Southwest corner of said Lot Two (2); thence Southwesterly along the West line of said Lot Two (2) to the Point of Beginning;

all now included in and forming a part of the City of Des Moines, Polk County, Iowa, together with any easements and servient estates appurtenant thereto and subject to (a) any easements and covenants of record, if any, (b) applicable zoning and building ordinances, and (c) unpaid real estate taxes that are due and payable in fiscal year 1993-94.

Grantor hereby covenants with grantees, and successors in interest, that Grantor 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 this 31st day of August, 1993

Entered upon transfer books and for taxation this 1st day of September 1993. My fee \$200 collected by recorder
Glen Pangolin
Auditor

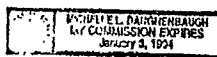
HUBBELL REALTY COMPANY
By: James W. Hubbell III, President
By: R. Michael Hayes, Secretary

STATE OF IOWA)
COUNTY OF POLK) SS.

On this 31st day of August, A.D. 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared James W. Hubbell III and R. Michael Hayes to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said James W. Hubbell III and R. Michael Hayes 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.

When Recorded Return to:

R. Michael Hayes
Hubbell Realty Company
904 Walnut Street - Suite 900
Des Moines, IA 50309-3574



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