

IOWA STATE BAR ASSOCIATION
Official Form No. 104

BOOK 1990 PAGE 4008

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID 399	
\$ 84.15	STAMP #
SMB cwe	RECORDED
9-17-90	40
DATE	COUNTY

INST. NO. 902213
HAMILTON COUNTY, IOWA
FILED FOR RECORD

3:40 SEPT 17 '90 P.M.

SHIRLEY M. BOURNE, Recorder cwe
RECORDING FEE \$ 15.00
AUDITOR'S TRANSFER FEE \$ 20.00Returned
To: Betteroff, Kuehnert
M. A. KuehnertWARRANTY DEED
(CORPORATE GRANTOR)SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Seventy-seven Thousand
Dollar(s) and other valuable consideration White Consolidated Industries, Inc. d/b/a WCI Laundry Div.
previously known as Webster City Products Co. and Webster City Products Company
a corporation organized and existing under the laws of Delaware
does hereby Convey to Space Park Properties, Ltd., a Tennessee Limited
Partnership doing business in Iowa as Space Park Properties, L.P.

the following described real estate in Hamilton County, Iowa:

LEGAL DESCRIPTION - See Exhibit A

EASEMENT RETAINED - See Exhibit B

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.

WHITE CONSOLIDATED INDUSTRIES, INC.

Dated: September 17, 1990By Stuart Vogelbacher
Stuart Vogelbacher, Controller TitleBy _____
TitleSTATE OF IOWA HAMILTON COUNTY, ss:

On this 17 day of September, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared Stuart Vogelbacher and James A. McGlynn to me personally known, who being by me duly sworn, did say that he is the Controller of WCI Laundry Division - White Consolidated Industries, Inc. respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed Stuart Vogelbacher and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Stuart Vogelbacher and James A. McGlynn 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.

James A. McGlynn, Notary Public

See Book 1990 Page 4497 for Memorandum of Sale dated October 17, 1990

EXHIBIT A

Lot 1, Block 3, Jones & Smith's Addition to Webster City, Iowa.

and

Lots 2 and 3; and South 66 feet of Lot 4, in Block 4, Jones & Smith's Addition to Webster City, Iowa.

and

South 66 feet of Lots 8, 9, 10, 11 and 12; and all of Lot 14, in Block 4, Odell & Willsons Addition to Webster City, Iowa.

and

Lots 1 and 2, except the South 26 feet thereof, Block 7, Jones and Smith's Addition to Webster City, Iowa.

and

Lot 5, except the South 26 feet thereof and except the East 40 feet thereof; and Lot 6, except the South 26 feet thereof; and Lot 1 and the North 6 feet of Lot 7, all in Block 7, Odell & Willsons Addition to Webster City, Iowa.

and

All that part of vacated Lucas Street lying between Lots 1 and 2 of Block 4, Jones and Smith's Addition to Webster City, Iowa, and Lots 1 and 2 of Block 3, Jones and Smith's Addition to Webster City, Iowa.

and

All that part of vacated Merritt Street lying between the West line of Des Moines Street and the East line of Prospect Street in Webster City, Iowa.

BOOK 1990 PAGE 4010EXHIBIT B

Grantor expressly reserves an exclusive easement over the following described property for the parking of, and for purposes related to the parking of, operable passenger vehicles and motorcycles. Grantor shall be responsible for all maintenance and repairs of the parking lot. Grantor shall indemnify, hold harmless and defend Grantee and its assigns from all liabilities and claims for damage or lawsuits because of any injury to any person or property of any kind or nature, and from any penalty, damage or charge for the violation of any law or ordinance that may be caused by the neglect of Grantor. This easement shall run with the land, and shall be binding upon the successors or assignees of the parties. The property encumbered by this easement is located in Hamilton County, Iowa, and is described as follows:

Lot 14, and the South 66 Feet of Lots 8, 9, 10, 11 and 12, Block 4, Odell and Willsons Addition to Webster City; and Lot 2 and 3 and the South 66 Feet of Lot 4, Block 4, Jones and Smith's Addition to Webster City; and Lot 1, Block 3, Jones and Smith's Addition to Webster City; and all of that part of vacated Lucas Street lying between Lots 1 and 2, Block 4, Jones and Smith's Addition to Webster City and Lots 1 and 2, Block 3, Jones and Smith's Addition to Webster City.