



REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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FILED NO. _____
BOOK 2002 PAGE 3439
2002 JUL 15 PM 2:05

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER
RECORDED
COMPAED _____

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

File 14206004

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Hayes Fidelity, Inc., 1454 30th St., Suite 107, West Des Moines, IA 50266

\$57,000.⁰⁰

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph A. Borgen and Deborah I. Borgen, Husband and Wife**, hereby convey unto **Hayes Fidelity, Inc.**, the following described real estate, situated in **Madison** County, Iowa:

The West Half of the Northwest Quarter of the Southeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 19.975 Acres including 0.777 Acres of County Road Right-of-Way

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to such real estate.

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.

Dated July 15, 2002, 2002.

Joseph A. Borgen

Deborah I. Borgen

STATE OF Iowa, Madison COUNTY, SS:

On this 15 day of July, 2002, before me, a Notary Public in and for said State, personally appeared, **Joseph A. Borgen and Deborah I. Borgen, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

