

REAL ESTATE TRANSFER  
 TAX PAID 36  
 STAMP #  
 \$ 197.60  
Michelle Utzler  
 RECORDER  
9-23-02 Madison  
 DATE COUNTY

REC \$ 10<sup>00</sup>  
 AUD \$ 10<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 004669  
 BOOK 2002 PAGE 4669  
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MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

This instrument prepared by:  
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

Mail tax statements to:  
 Saint Charles Park, L.C., 4420 Grand Ave., Des Moines, IA 50312

File #14208005

\$ 124,000.<sup>00</sup>

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joseph A. Borgen and Deborah I. Borgen, husband and wife**, do hereby convey unto **Saint Charles Park, L.C.**, the following-described real estate in Madison County, Iowa:

### See Attached Legal:

Subject to the following covenants:

1. No hogs shall be kept or maintained.
2. Any residence constructed shall contain a minimum of 1200 square feet of finished living area, not including the area of any attached garage

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the 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.

STATE OF Iowa )  
 )  
 COUNTY OF Polk ) SS:

Dated: 9.17.02

On this 17 day of September, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Joseph A. Borgen and Deborah I. Borgen, husband and wife**, 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.

[Signature]  
 Joseph A. Borgen

[Signature]  
 Deborah I. Borgen

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

**WANDA THOMAS**  
 Commission Number 148306  
 My Commission Expires  
 August 24, 2003

LEGAL DESCRIPTION:

Parcel "A" in the North Half of the Northwest Fractional Quarter of Section 18, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M. and the Northeast Quarter of the Northeast Quarter of Section 13, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., of Section 13, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., all in Madison County more particularly described as follows:

Beginning at the Northwest Corner of Section 18, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 88°55'46" East 941.62 feet to a point on the East line of the Northwest Fractional Quarter of said Section 18; thence South 00°05'44" East 1235.09 feet to the Southeast Corner of the North Half of said Northwest Fractional Quarter; thence South 85°40'07" West 963.64 feet to the Southwest Corner of the North Half of said Northwest Fractional Quarter; thence North 00°45'04" East 653.35 feet along the West line of the North Half of said Northwest Fractional Quarter; thence North 88°57'39" West 332.62 feet; thence North 00°49'33" West 672.77 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of Section 13, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 88°55'46" East 351.14 feet to the Point of Beginning containing 33.227 acres including 4.179 acres of County Road right-of-way.