

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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BOOK 2002 PAGE 5153
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(12:17 PM)
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Mark F. Schlenker, P.O. Box 357, 115 S. Howard, Indianola, IA 50125, (515) 961-2509
Individual's Name Street Address City Phone

Address Tax Statement: David and Amber Bortner
905 S. R St., #25, Indianola, IA 50125

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
David Bortner and Amber Bortner, husband and wife

do hereby Convey to
H & S Builders, L.C.

the following described real estate in Madison County, Iowa:

Parcel "D", located in the Southwest Quarter of the Northwest Quarter (SW¹/₄ NW¹/₄) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of said Section One (1), thence North 00°47'11" West along the West line of the Northwest Quarter (NW¹/₄) of said Section One (1), 348.43 feet to the point of beginning; thence North 00°47'11" West along the West line of the Northwest Quarter (NW¹/₄) of said Section One (1), 935.60 feet; thence North 89°12'49" East, 918.40 feet; thence South 00°47'11" East, 336.63 feet; thence South 89°12'49" West, 180.00 feet; thence South 84°58'48" West, 348.22; thence South 33°31'08" West, 693.99 feet to the point of beginning, and containing 10.00 acres, more or less, including 1.11 acres of right of way, as shown in Book 2002, Page 4561 of the records of the Recorder of Madison County, Iowa.

Subject to easements of record.

This deed is given without actual consideration for loan purposes.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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

Dated: October 15, 2002

Polk COUNTY, ss:

David Bortner
David Bortner (Grantor)

On this 15th day of October, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared David Bortner and Amber Bortner, husband and wife

Amber Bortner
Amber Bortner (Grantor)

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.

(Grantor)

Debra A. Christian
mce 10/24/02
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)