

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 202.40
Michelle Utzler
RECORDER
2-26-03 Madison
DATE COUNTY

REC \$ 15⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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BOOK 2003 PAGE 1037
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NICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James L. Bergkamp, Jr., 218 South 9th St., P.O. Box 8, Adel, IA 50003, (515) 993-1000

Address Tax Statement : Amber G. Bortner and David E. Bortner
2228 Bevington Park Rd., St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



\$ 126,820.54

WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
H & S Builders, L.C.

do hereby Convey to
Amber G. Bortner and David E. Bortner, wife and husband.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

See attached Exhibit "A";

subject to any easements and restrictions of record.

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 _____, ss:
_____ COUNTY,

Dated: 1-24-03
H & S Builders L.C.

On this _____ day of _____,
before me, the undersigned, a Notary
Public in and for said State, personally appeared

[Signature]
By: Steve Gust, President (Grantor)

_____ (Grantor)
_____ (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)
_____ (Grantor)

Notary Public
(This form of acknowledgment for individual grantor(s) only)

_____ (Grantor)

STATE OF IOWA, Polk COUNTY, ss:

On this 24 day of January, 2003, before me, a Notary Public, in and for said county, personally appeared Steve Gust, to me personally known, who being by me duly sworn did say that that person is President of said H & S Builders, L.C., that no seal has been procured by the said H & S Builders, L.C. and that said instrument was signed on behalf of the said H & S Builders, L.C. by authority of its managers and the said Steve Gust acknowledged the execution of said instrument to be the voluntary act and deed of said H & S Builders, L.C. by it voluntarily executed.

Linda L. Gust

Notary Public in and for the State of Iowa



Exhibit "A"

Urbandale, IA 50322

Se

The undersigned hereby certifies that the records of Madison County, Iowa, show the record title to the following described real estate, to-wit;

Parcel "D", located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) 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 (NW 1/4) 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 (NW 1/4) 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,

is in H & S Builders, L.C.,

Security Abstract & Title Co., Inc., Abstracts of Title, Winterset, Madison Co., Iowa