

BK: 2026 PG: 2455
Recorded: 8/17/2026 at 3:33:58.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2458

Taxpayer Information:

Brian & Kellee Hildreth
1161 Warren Ave
Cumming, IA 50061

Return Document To:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantor:

HSB Properties, L.L.C.

Grantee:

Brian A. Hildreth and Kellee J. Hildreth, or their Successor(s), as Trustees of the Brian A. Hildreth Revocable Trust U/A/D July 23, 2026
and
Kellee J. Hildreth and Brian A. Hildreth, or their Successor(s), as Trustees of the Kellee J. Hildreth Revocable Trust U/A/D July 23, 2026

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2019, Page 2374

WARRANTY DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, HSB Properties, L.L.C., an Iowa limited liability company, does hereby convey an undivided one-half (1/2) interest to Brian A. Hildreth and Kellee J. Hildreth, or their Successor(s), as Trustees of the Brian A. Hildreth Revocable Trust U/A/D July 23, 2026, and an undivided one-half (1/2) interest to Kellee J. Hildreth and Brian A. Hildreth, or their Successor(s), as Trustees of the Kellee J. Hildreth Revocable Trust U/A/D July 23, 2026, the following-described real estate in Madison County, Iowa:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

This deed of transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §428A.2.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

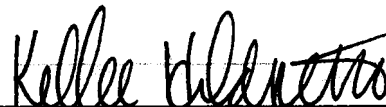
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 12 day of August, 2026.

HSB PROPERTIES, L.L.C. (GRANTOR)



Brian A. Hildreth, Member



Kellee J. Hildreth, Member

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me this 12 day of August, 2026, by Brian A. Hildreth and Kellee J. Hildreth, Members of HSB Properties, L.L.C.

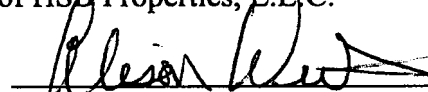
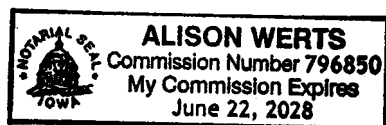

Notary Public

EXHIBIT A

Parcel "A" of a Plat of Survey filed June 10, 2019, as Document 2019-1722 of the Madison County Recorder's Office, more fully described as part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East $\frac{1}{4}$ Corner of said Section 12; thence South 00°00'00" East along the East line of the Southeast $\frac{1}{4}$ of said Section 12, 945.40 feet to the Point of Beginning; thence South 00°00'00" East along the East line of the Southeast $\frac{1}{4}$ of said Section 12, 217.10 feet; thence South 88°30'00" West, 368.00 feet; thence South 00°08'00" West, 189.47 feet to a point on the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12; thence South 83°49'25" West, along the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12, 141.82 feet; thence North 00°00'00" East 431.43 feet; thence South 90°00'00" East 509.00 feet to the Point of Beginning.

(Locally known as 1161 Warren Avenue, Cumming, IA 50061).