



Document 2019 2374

Book 2019 Page 2374 Type 03 004 Pages 4

Date 8/01/2019 Time 2:11:18PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 289 DOV# 297

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

\$160,000

Preparer Information: (Name, address and phone number)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309, Phone: (515) 246-5555

Taxpayer Information: (Name and complete address)

HSB Properties, L.L.C., 1310 Misty Lane, Cumming, IA 50061

Return Document To: (Name and complete address)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:

Estate of Norton J. Gegner

Grantees:

HSB Properties, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents: BK 134 PG 41



COURT OFFICER DEED

ESTATE OF NORTON J. GEGNER, DECEASED

now pending in the Iowa District Court in and for MADISON County.

Case No. ESPR013041

Pursuant to the authority and power vested in the undersigned, and in consideration of One (\$1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to HSB Properties, L.L.C., an Iowa limited liability company

the following described real estate in Madison County, Iowa:

Parcel "A" of a Plat of Survey filed June 10, 2019, as Document 2019-1722 of the Madison County Recorder's Office, as more fully described on Exhibit "A" attached hereto and incorporated by this reference.

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

Dated: 8-1-19

ESTATE OF NORTON J. GEGNER, DECEASED

By Kellee Hildreth Title Kellee Hildreth

By Title

As *in the above entitled estate or cause.

As Executor *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver Acknowledgment for Individuals

Acknowledgment for Individuals

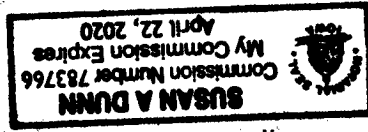
STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 8-1-19,

by Kellee Hildreth

as Executor

of NORTON J. GEGNER, DECEASED



Susan A. Dunn
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

INDEX LEGEND

COUNTY: Madison
 PARCEL DESIGNATION: Parcel "A", Bk 2 Pg 515
 SECTION: 12 TOWNSHIP: 77 RANGE: 28
 ALIQUOT PART: NE1/4 SE1/4
 SITE ADDRESS: 1161 Warren Avenue
 CITY: Prole
 PROPRIETOR: Estate of Norton egner
 REQUESTED BY: Kelly Hildreth
 SURVEYOR NAME: Vincent E. Piagentini

Document 2019 1722
 Book 2019 Page 1722 Type 06 026 Pages 1
 Date 6/10/2019 Time 11:05:03AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

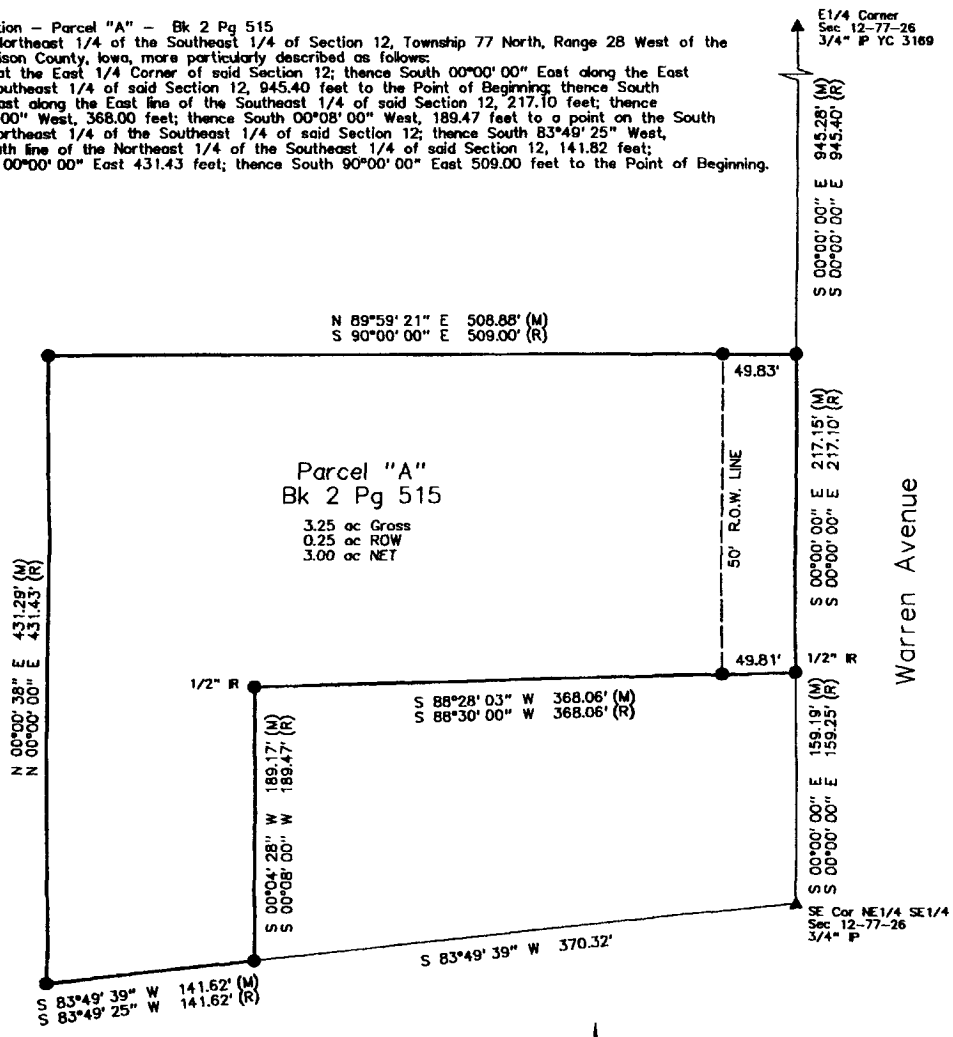
ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)988-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)988-5048

BOUNDARY RETRACEMENT SURVEY

Legal Description - Parcel "A" - Bk 2 Pg 515
 Part of the Northeast 1/4 of the Southeast 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 1/4 Corner of said Section 12; thence South 00°00'00" East along the East line of the Southeast 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 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 1/4 of the Southeast 1/4 of said Section 12; thence South 83°49'25" West, along the South line of the Northeast 1/4 of the Southeast 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.



DATE OF SURVEY FIELDWORK: 6/28/19 DRAWING DATE: 6/6/19 DRAFTER: VP PROJECT NO: 19117

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini 6/15/19
 VINCENT E. PIAGENTINI, IOWA L.C. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	FOUND 1/2" IR YC 11832 UNLESS NOTED
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

