



Document 2020 1243

Book 2020 Page 1243 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,058.40 ANNO

Rev Stamp# 117 DOV# 117 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

Taxpayer/Return To: Hilsabeck Land Management, L.L.C. 25896 Riverview Ridge Road, Adel, Iowa 50003

Preparer: Aaron H. Ginkens, 2700 Westown Parkway, Suite 170, West Des Moines, Iowa 50266, Phone: (515) 255-8680



\$ 661,760

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Anthony S. Clem and Anne M. Clem, Husband and Wife do hereby Convey to Hilsabeck Land Management, L.L.C. the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the following parcels, to-wit:

- 1) The West 8.75 Rods of the South 36.5 Rods of said East Half (1/2) of the Northwest Quarter (1/4);
- 2) Parcel "B" located in the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 87.43 acres, as shown in Plat of Survey filed in Book 2008, Page 464 on February 12, 2008, in the Office of the Recorder of Madison County, Iowa;
- 3) Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 5.10 acres, as shown in Plat of Survey filed in Book 2009, Page 1259 on April 28, 2009 in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.10 acres, more or less, as



shown in Plat of Survey filed in Book 2009, Page 1259 on April 28, 2009, in the Office of the Recorder of Madison County, Iowa.

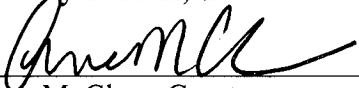
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: 4-02-20, 2020.



Anthony S. Clem, Grantor



Anne M. Clem, Grantor

STATE OF IOWA,

COUNTY OF Polk

This record was acknowledged before me on April 2, 2020, 2020 by Anthony S. Clem and Anne M. Clem, Husband and Wife.



Signature of Notary Public

