

CONSIDERATION \$200,000

BK: 2021 PG: 235
Recorded: 1/20/2021 at 8:44:48.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-4555

Taxpayer Information: (Name and complete address)

Stephanie Pella and Gary Smith, 14927 Brookview Drive, Urbandale, IA 50323

Return Document To: (Name and complete address)

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

Grantors:

Hilsabeck Land Management, L.L.C.

Grantees:

Stephanie Pella and Gary Smith

Legal description:

Document or instrument number of previously recorded documents:

BK 2019 PG 1144



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Hilsabeck Land Management, L.L.C., a(n) Iowa limited liability company organized and existing under the laws of Iowa does hereby Convey to Stephanie Pella, a single individual, and Gary Smith, a single individual, as Joint Tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed on May 1, 2002, in Book 2002, Page 2086 of the records of the Recorder of Madison County, Iowa;

Subject to easements and restrictions of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants 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, according to the context.

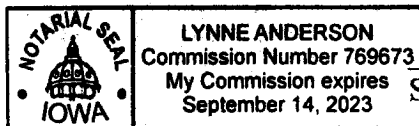
Dated on Jan 19, 2021.

Hilsabeck Land Management, L.L.C., a(n) Iowa limited liability company

By X Gregory R Hilsabeck
Gregory R. Hilsabeck, Manager

By MGE

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on Jan 19, 2021, by Gregory R. Hilsabeck
as Manager
of Hilsabeck Land Management, L.L.C.



Lynne Anderson
Signature of Notary Public