

BK: 2023 PG: 1334  
Recorded: 6/12/2023 at 11:19:29.0 AM  
Pages 4  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$237.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$149,900.00**

## **WARRANTY DEED**

### **Recorder's Cover Sheet**

**Preparer Information:** David L. Ginger  
Belin McCormick, P.C.  
666 Walnut Street, Suite 2000  
Des Moines, IA 50309-3989  
Phone 515-243-7100

**Taxpayer Information:** Hilsabeck Family Farms, L.L.C.  
2935 Deer Run Avenue  
Macksburg, IA 50155

**Return Document To:** David L. Ginger  
Belin McCormick, P.C.  
666 Walnut Street, Suite 2000  
Des Moines, IA 50309-3989

**Grantors:**

Ronald W. Parr  
Timothy B. Brandt

**Grantee:**

Hilsabeck Family Farms, L.L.C.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

**WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Ronald W. Parr and Cheryl A. Parr, husband and wife, and Timothy B. Brandt and Catherine L. Brandt, husband and wife, do hereby Convey and Warrant to Hilsabeck Family Farms, L.L.C., an Iowa limited liability company, the following described real estate in Madison County, Iowa:

Parcel "A" located in the South Half (1/2) of the Southwest Fractional Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.00 acres, as shown in Plat of Survey filed in Book 2, Page 238 on January 5, 1995, in the Office of the Recorder of Madison County, Iowa

Subject to easements, plats, covenants, and restrictions of record

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantors hereby covenant with Grantee, and successors in interest, that they 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 stated above; and they 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. Cheryl A. Parr and Catherine L. Brandt, the spouses of Ronald W. Parr and Timothy B. Brandt, respectively, join in this conveyance for the sole purpose of relinquishing the rights set forth in the preceding sentence, and they have no personal liability for any warranties hereunder. 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 6<sup>th</sup> day of June, 2023.

**[Two (2) Signature Pages Follow]**



Signature Page – Warranty Deed

By: Timothy B Brandt  
Timothy B. Brandt

By: Catherine L Brandt  
Catherine L. Brandt

STATE OF Colorado )  
  )SS:  
COUNTY OF Summit )

This record was acknowledged before me on this 5 day of June, 2023, by Timothy B. Brandt and Catherine L. Brandt, husband and wife.



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Notary Public in and for the said county and state

(4255158.1)

