

BK: 2023 PG: 1497  
Recorded: 6/29/2023 at 8:18:11.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309  
Phone: 515-246-4555

**Taxpayer Information:** Max Fuel, L.L.C., 2904 Highway 169, Winterset, IA 50273

**Return Document To:** David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

**Grantors:** Greg Hilsabeck and Shannen Hilsabeck

**Grantees:** Max Fuel, L.L.C.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2022 PG 1358



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, Greg Hilsabeck and Shannen Hilsabeck, husband and wife, hereby convey to Max Fuel, L.L.C., an Iowa limited liability company, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Block One (1) of BARKER'S SECOND ADDITION to the Original Town of Macksburg, Madison County, Iowa, AND a tract described as follows: Commencing at the Southwest corner of said Block One (1), running thence South to the Northwest corner of Block Two (2) of said addition, thence East to the Northwest corner of Block Five (5) of said addition, thence North to the Southeast corner of said Block One (1), thence West to the place of beginning, EXCEPTING therefrom a tract described as follows: Commencing at the Northwest corner of said Block Two (2), running thence North 32 feet, thence East 80 feet, thence South 32 feet, thence West 80 feet to the place of beginning;

Subject to easements 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.

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.

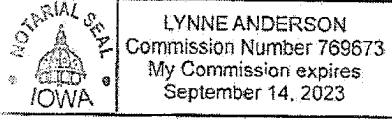
Dated: 6-28, 2023.

Greg Hilsabeck, Grantor

Shannen Hilsabeck, Grantor

STATE OF IOWA, COUNTY OF Polk : ss

This record was acknowledged before me on June 28, 2023, by Greg Hilsabeck and Shannen Hilsabeck, husband and wife.



Signature of Notary Public