

BK: 2023 PG: 847
Recorded: 4/25/2023 at 12:15:02.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Hilsabeck Investments, LLC, 2904 Hwy 169, Winterset, IA 50273

Return Document To: Hilsabeck Investments, LLC, 2904 Hwy 169, Winterset, IA 50273

Grantors: Ellen M. Thompson

Grantees: Hilsabeck Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty-Five Thousand Dollar(s) and other valuable consideration, Ellen M. Thompson, Single, does hereby Convey to Hilsabeck Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), thence running North 20 feet to the point of beginning, thence East 304 feet, thence North 450 feet, thence West 304 feet, thence South 450 feet, thence West 304 feet, thence South 450 feet to the point of beginning.

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.

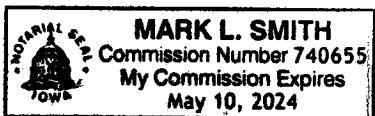
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4/20/2023

Ellen M. Thompson
Ellen M. Thompson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4/20/2023 by Ellen M. Thompson.



Signature of Notary Public