

**\$840,000.00**

BK: 2024 PG: 347  
Recorded: 2/14/2024 at 1:08:04.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,343.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Phone: (641) 782-7007

**Taxpayer Information:** Hilsabeck Family Farms, LLC, 2935 Deer Run Ave, Macksburg, IA 50155

**Return Document To:** Hilsabeck Family Farms, LLC, 2935 Deer Run Ave, Macksburg, IA 50155

**Grantors:** Troy L. Wheeler and Jennifer L. Wheeler

**Grantees:** Hilsabeck Family Farms, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Eight Hundred Forty Thousand Dollar(s) and other valuable consideration, Troy L. Wheeler and Jennifer L. Wheeler, husband and wife, do hereby Convey to Hilsabeck Family Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

**The Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.**


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.

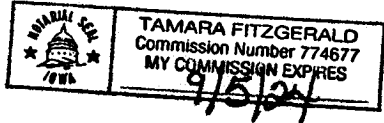
Dated: 2/12/24.

  
\_\_\_\_\_  
Troy L. Wheeler, Grantor

  
\_\_\_\_\_  
Jennifer L. Wheeler, Grantor

STATE OF IOWA, COUNTY OF Union

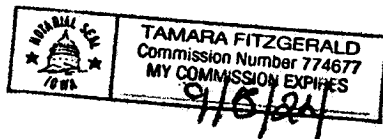
This record was acknowledged before me on February 12, 2024 by  
Troy L. Wheeler.



Tamara Fitzgerald  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on February 12, 2024 by  
Jennifer L. Wheeler.



Tamara Fitzgerald  
Signature of Notary Public