

BK: 2025 PG: 957  
Recorded: 4/23/2025 at 9:17:48.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309 Phone: 515-246-4555

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

**Return Document To:** David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309

**Grantor:** Hilsabeck Land Management, L.L.C.

**Grantee:** Hilsabeck Family Farms, L.L.C.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2025 PG 267



## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Hilsabeck Land Management, L.L.C.**, an Iowa limited liability company, does hereby Convey to **Hilsabeck Family Farms, L.L.C.**, an Iowa limited liability company, the following described real estate in **Madison County, Iowa**:

Parcel F, part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at a found PK nail at the North  $\frac{1}{4}$  of said Section 14; thence N 89°48'11" E, along the North line of said Northeast  $\frac{1}{4}$ , a distance of 304.00 feet to a Survey Nail at the Point of Beginning; thence continuing N 89°48'11" E a distance of 602.00 feet to a Survey Nail; thence S 00°11'49" E a distance of 702.58 feet; thence S 89°48'11" W a distance of 620.00 feet; thence N 00°11'49" W a distance of 702.58 feet to the Point of Beginning, as depicted in a Plat of Survey dated April 15, 2025, filed April 15, 2025, in Book 2025, Page 888 of the Madison County Recorder's Office.

This Deed is given in partial fulfillment of a Real Estate Contract dated January 17, 2025, filed January 30, 2025, in Book 2025, Page 267 of the Madison County Recorder's Office. The warranties of title provided under this Deed extend only to the date of said Contract.

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

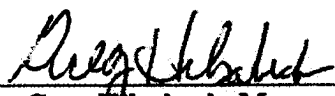
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 4-22, 2025

**HILSABECK LAND MANAGEMENT, L.L.C.**  
an Iowa Limited Liability Company

By:   
Greg Hilsabeck, Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on April 22, 2025,  
by Greg Hilsabeck, Manager of Hilsabeck Land Management, L.L.C., an Iowa limited liability  
company.

Lynne Anderson  
Signature of Notary Public

