

BK: 2025 PG: 988
Recorded: 4/28/2025 at 11:52:59.0 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

**QUIT CLAIM 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:

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

Grantor: Hilsabeck Family Farms, L.L.C.

Grantees: Hunter G. Hilsabeck and Brittany M. Hilsabeck

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2025 PG 957



QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Hilsabeck Family Farms, L.L.C.**, an Iowa limited liability company, does hereby Quit Claim to **Hunter G. Hilsabeck and Brittany M. Hilsabeck**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all its right, title, interest, estate, claim and demand in the following described real estate in **Madison** County, Iowa:

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

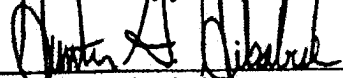
Parcel F, part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at a found PK nail at the North $\frac{1}{4}$ of said Section 14; thence N $89^{\circ}48'11''$ E, along 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 $89^{\circ}48'11''$ E a distance of 602.00 feet to a Survey Nail; thence S $00^{\circ}11'49''$ E a distance of 702.58 feet; thence S $89^{\circ}48'11''$ W a distance of 620.00 feet; thence N $00^{\circ}11'49''$ 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.

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.

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.

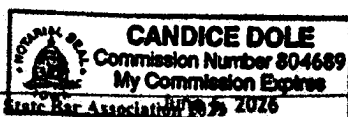
Dated: April 25, 2025.


Hilsabeck Family Farms, L.L.C.
an Iowa limited liability company

By 
Hunter G. Hilsabeck, Manager

STATE OF IOWA, COUNTY OF Madison ss:

This record was acknowledged before me on April 25, 2025, by Hunter G. Hilsabeck, as Manager of Hilsabeck Family Farms, L.L.C. an Iowa limited liability company.




Signature of Notary Public