



Document 2012 1305

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Rev Transfer Tax \$239.20
Rev Stamp# 131 DOV# 136

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$150,000.00

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Charles A. Walker, 320 South 12th Street, Fort Dodge, IA 50501-4816
Phone: (515) 576-0671

Taxpayer Information: (Name and complete address)

Hilsabeck Farms, LLC, 619 South 19th Street, West Des Moines, IA 50265

✓ **Return Document To:** (Name and complete address)

Charles A. Walker, 320 South 12th Street, Fort Dodge, IA 50501-4816
Phone: (515) 576-0671

Grantors:

Billie Jo De Stefano
Harold J. De Stefano

Grantees:

Hilsabeck Farms, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of *One and no/100's (\$1.00) Dollar(s) and other valuable consideration,
Billie Jo De Stefano and Harold J. De Stefano, wife and husband

Hilsabeck Farms, LLC do hereby Convey to

the
following described real estate in Madison County, Iowa:

Parcel "F" located in the East Half (E½) of the Northwest Quarter (NW¼) of Section One (1),
Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County,
Iowa, containing 65.66 acres, as shown in Plat of Survey filed in Book 2012, Page 1039, on April
11, 2012, in the Office of the Recorder of Madison County, Iowa, EXCEPT any part thereof that
lies within the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter
(NW¼) of said Section One (1).

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: April 25th, 2012

Billie Jo De Stefano
Billie Jo De Stefano (Grantor)

Harold J. De Stefano
Harold J. De Stefano (Grantor)

(Grantor)

(Grantor)

STATE OF PENNSYLVANIA, COUNTY OF LANCASTER
This instrument was acknowledged before me on April 25, 2012, by
Billie Jo De Stefano and Harold J. De Stefano

B. A. Caber Jr.

, Notary Public

Notarial Seal
BERNARD A. CABER JR, Notary Public
Brecknock Township, Lancaster County, PA.
My Commission Expires Feb. 2nd, 2016