



Document 2012 2872

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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

do hereby Convey to
Hilsabeck Farms, LLC

the
following described real estate in Madison County, Iowa:

The Northeast Quarter (NE¼) of the Northwest Fractional Quarter (NW Fr.¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northwest Fractional Quarter (NW Fr.¼); AND EXCEPT that part of Parcel "F" that lies therein, containing 26.16 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; AND EXCEPT Parcel "D", containing .60 acres, as shown in Plat of Survey filed in Book 2012, Page 1040, on April 11, 2012, in the Office of the Recorder of Madison County, Iowa.

Deed to correct legal description in Warranty Deed dated May 17, 2012 and filed May 21, 2012 as Document No. 2012-1487. No real estate transfer tax pursuant to Iowa Code §428A.2-10.

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: September 20, 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 September 20, 2012, by
Billie Jo De Stefano and Harold J. De Stefano

Lynelle Caber

, Notary Public

NOTARIAL SEAL
LYNELLE C. CABER, Notary Public
Brecknock Township, Lancaster County, Pa.
My Commission Expires August 4, 2013