



Document 2015 3048

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Date 10/19/2015 Time 11:27:33AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515)
223-6000

Taxpayer Information: (Name and complete address)

Hilsabeck Investments, LLC, 25896 Riverview Ridge Road, Adel, IA 50003-8750

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

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:

Gregory R. Hilsabeck

Grantees:

Hilsabeck Investments, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents: BK 2012 PG 1529



QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Gregory R. Hilsabeck, a single individual

do hereby
Quit Claim to Hilsabeck Investments, LLC

all our right, title, interest, estate,
claim and demand in the following described real estate in 1 County, Iowa:

See Exhibit "A" attached hereto and incorporated by this reference

Consideration less than \$500.00.
No revenue stamps required.

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: 10-14-15

(Grantor)

Gregory R. Hilsabeck
Gregory R. Hilsabeck (Grantor)

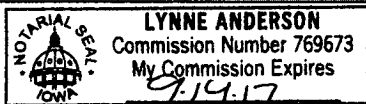
(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me this 14 day of October 2015 by
Gregory R. Hilsabeck, a single individual



Lynne Anderson
Signature of Notary Public

EXHIBIT A

Parcel "A" in the Northeast Quarter of the Northeast Quarter of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast corner of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 88°54'31" West 240.00 feet along the North line of the Northeast Quarter of the Northeast Quarter of said Section 25 to the Point of Beginning; thence continuing North 88°54'31" West 413.84 feet; thence South 00°15'14" East 332.78 feet; thence North 88°54'31" West 654.90 feet; thence South 00°22'20" West 387.21 feet; thence South 88°54'31" East 1069.54 feet; thence North 00°15'14" West 720.00 feet to the Point of Beginning containing 12.664 acres including 1.696 acres of U.S. Highway No. 169 Right-of-Way.

AND

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract commencing at a point 778.8 feet West of the Southeast corner thereof, and running thence West 419.6 feet, thence Northwesterly 274.3 feet, along a 540.0-foot radius curve concave Northeasterly and tangent to a line bearing North, 1°06' West, at the end, thence North, 1°06' West 772.9 feet, thence North 88°54' East, 31.8 feet, thence Southeasterly 829.5 feet along a 1860-foot radius curve concave Northeasterly and tangent to a line bearing South 33°53' East, at the end, thence South 33°53' East, 322.3 feet to the point of beginning, containing 4.78 acres, more or less, AND EXCEPT a parcel of land beginning at the Northwest Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section Twenty-five (25) South 88°54'31" East 654.21 feet to the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25); thence South 00°15'14" West 332.78 feet; thence North 88°54'31" West 654.90 feet to the West line of said Northwest Quarter (1/4) of the Northeast (1/4) of the Northeast Quarter (1/4); thence along said West line North 00°22'30" East 332.77 feet to the Point of Beginning; said parcel containing 5.000 acres, including 1.080 acres of Highway right of way;

AND

The Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.