



Document 2017 1408

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$340.00  
Rev Stamp# 182 DOV# 185

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$213,000

**WARRANTY DEED**

Return to: David L Wetsch, 974-73rd Street Suite 20, Windsor Heights, IA 50324  
Preparer: David L Wetsch, 974-73rd Street Suite 20, Windsor Heights, IA 50324, Phone:  
Taxpayer: Hilsabeck Investments, L.L.C. 25896 Riverview Ridge Road, Adel, IA 50003  
For the consideration of One Dollar(s) and other valuable  
consideration, Dale R Hoepker, single

do hereby Convey to  
Hilsabeck Investments, L.L.C., an Iowa Limited liability company  
the following described real estate in  
Madison County, Iowa: See Exhibit A attached hereto and incorporated by this reference

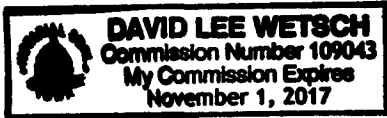
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on May 3, 2017

Dale R. Hoepker  
Dale R Hoepker, (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF FOLK  
This record was acknowledged before me on May 3, 2017, by Dale R Hoepker,  
single



[Signature]  
Signature of Notary Public

EXHIBIT "A"

The East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Nine (9), containing 1.884 acres, as shown in Plat of Survey filed in Book 2, Page 310 on April 14, 1997, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Nine (9), containing 10.897 acres, as shown in Plat of Survey filed in Book 2, Page 348 on April 9, 1998, in the Office of the Recorder of Madison County, Iowa;
3. W. O. Lee's Addition of Outlots to the Town of Macksburg, Madison County, Iowa;
4. W. O. Lee's Addition to the Town of Macksburg, Madison County, Iowa;
5. Thomas & Mahala Kirkland's Addition to the Town of Macksburg, Madison County, Iowa;
6. Lots 39 through 53, inclusive, and Lots 74 through 81, inclusive, of the Original Town of Macksburg, Madison County, Iowa;
7. A tract of land located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Nine (9), more particularly described as follows, to-wit: Commencing at a point 841.79 feet North of the Southeast corner of said East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Nine (9), running thence West 258 feet along the North line of Thomas & Mahala Kirkland's Addition to said Town of Macksburg, thence North 605 feet, thence East 258 feet, thence South 605 feet to the point of beginning;
8. All streets and alleys located therein and dedicated to the Town of Macksburg, Madison County, Iowa;

