



Document 2018 504

Book 2018 Page 504 Type 03 001 Pages 3

Date 2/14/2018 Time 12:10:35PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 60 DOV# 61

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$190,000

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322, (515) 222-1700

Taxpayer Information: (Name and complete address)

Hilsabeck Farms, LLC, 619 S. 19th St., West Des Moines, IA 50265

Return Document To: (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322

Grantors:

BVI Real Estate, L.L.C.

Grantees:

Hilsabeck Farms, LLC

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ONE Dollar(s) and other
valuable consideration, BVI Real Estate, L.L.C.,
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Hilsabeck Farms, LLC

the following described real estate in MADISON County, Iowa:
See 1 in Addendum

The grantor hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it has 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 it
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may
be above stated.

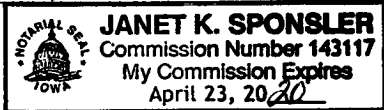
Words and phrases herein, including acknowledgment hereof, shall be construed as in the
singular or plural number, according to the context.

Dated on 2-12-18

BVI Real Estate, L.L.C., a(n) limited liability company

By Bradley J. Van Weeldon, Manager By

STATE OF Iowa, COUNTY OF Polk
This record was acknowledged before me on February 12, 2018, by Bradley J. Van
Weeldon
as Manager
of BVI Real Estate, L.L.C.



Signature of Notary Public

Addendum

1.

The North Forty-four (44) acres of the West Half (1/2) of the Southwest Quarter (1/4), EXCEPT a tract of land described as follows, to-wit: Commencing 132 feet South of the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence East 1320 feet, thence North 30 feet, thence West 1320 feet, thence South 30 feet to the point of beginning; AND EXCEPT a tract of land described as follows, to-wit: Commencing at a point 102 feet South of the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence East 312 feet, thence North 419 feet, thence West 312 feet, thence South 419 feet to the point of beginning, containing 3.00 acres more or less; AND EXCEPT Parcel "A" located therein, containing 3.84 acres, as shown in Plat of Survey filed in Book 2013, Page 499 on February 15, 2013, in the Office of the Recorder of Madison County, Iowa; AND all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying South of the public highway, containing 10 acres, more or less; ALL in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa