



Document 2019 1077

Book 2019 Page 1077 Type 03 001 Pages 3

Date 4/15/2019 Time 11:09:47AM

Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$439.20 ANNO

Rev Stamp# 113 DOV# 109 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

Recorder's Cover Sheet

$\frac{2}{3}$ \$275,000

Preparer Information: (name, address and phone number)

David L. Wetsch, 974 - 73rd Street, Suite 16, West Des Moines, IA 50265, (515) 223-6000

Taxpayer Information: (name and complete address)

James Kimball and Mary Ellen Kimball, 1015 Lake Shore Drive, Osceola, IA 50213

E **Return Document To:** (name and complete address)

David L. Wetsch, 974 - 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors:

Hilsabeck Investments, L.L.C.

Grantees:

James Kimball and Mary Ellen Kimball, husband and wife

Joe Kimball and Amy Kimball, husband and wife

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar and other valuable consideration, Hilsabeck Investments, L.L.C., an Iowa limited liability company organized and existing under the laws of the State of Iowa, does hereby Convey an Undivided 50% ownership interest to James Kimball and Mary Ellen Kimball, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common; and an Undivided 50% ownership interest to Joe Kimball and Amy Kimball, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, to the following described real estate in Madison County, Iowa:

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

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: 4/11/19

Hilsabeck Investments, L.L.C.
an Iowa limited liability company corporation

By Gregory R. Hilsabeck
Gregory R. Hilsabeck, Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4/11/19, by
Gregory R. Hilsabeck as Manager of Hilsabeck Investments, L.L.C..

Mark L. Smith
Signature of Notary Public

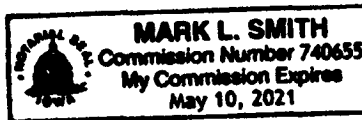


EXHIBIT "A"

The Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts to-wit:

1. A parcel of land located therein, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 144 on March 22, 1989, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "A" located therein, containing 12.664 acres, as shown in Amended Plat of Survey filed in Book 3, Page 605 on July 10, 2000, in the Office of the Recorder of Madison County, Iowa;
3. That part of Parcel "D" located therein, as shown in Plat of Survey filed in Book 2012, Page 1741 on June 14, 2012, in the Office of the Recorder of Madison County, Iowa;
4. All that part thereof located South and West of U.S. Highway #169.

AND the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "D" located therein, as shown in Plat of Survey filed in Book 2012, Page 1741 on June 14, 2012, in the Office of the Recorder of Madison County, Iowa;

