

BK: 2025 PG: 3065
Recorded: 11/13/2025 at 8:23:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Hilsabeck Investments, LLC, 2904 Highway 169, Winterset, IA 50273

Return Document To: Hilsabeck Investments, LLC, 2904 Highway 169, Winterset, IA 50273

Grantors: Robert John McKinney

Grantees: Hilsabeck Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty-Five Thousand Dollar(s) and other valuable consideration, Robert John McKinney, single, does hereby Convey to Hilsabeck Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

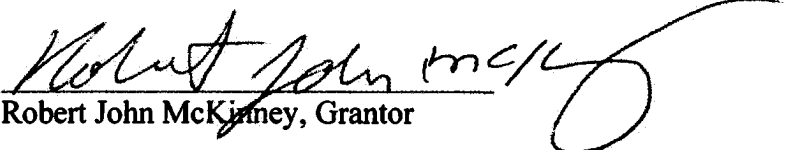
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block One (1) of THOMAS AND MAHALA KIRKLAND'S ADDITION to the Town of Macksburg, Madison County, Iowa; AND a strip of land 12 feet wide shown on the plat of said Addition as an alley running East and West across said Block One (1) from East Street to West Street between Lots One (1), Two (2), Three (3) and Four (4), and Lots Six (6), Seven (7) and Eight (8) of said Block One (1); EXCEPT therefrom a strip of land 12 feet wide from the North side of Lot Six (6) in said Block One (1) and running West across Lots Seven (7) and Eight (8) in said Block One (1) to West Street;

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

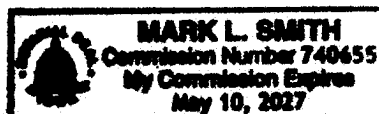
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

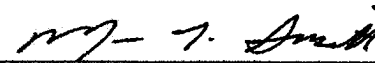
Dated: 11-5-25


Robert John McKinney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/5/2025 by Robert John McKinney.




Signature of Notary Public