

BK: 2025 PG: 3352  
Recorded: 12/9/2025 at 2:18:55.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

PREPARER: RETURN TO: DAVID WETSCH, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309 (515) 246-4555

**DISCLAIMER AFFIDAVIT**

RE: Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, 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, EXCEPT that part thereof conveyed for highway purposes; AND Parcel "D" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25) and in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 8.379 acres, 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.

STATE OF IOWA                    )  
  )ss  
COUNTY OF MADISON        )

I, Gregory R. Hilsabeck, being first duly sworn on oath, depose and state as follows:

1. I am a Member and Manager of Hilsabeck Land Management, L.L.C., an Iowa limited liability company, and in such capacity am authorized to execute this Affidavit.
2. I am acquainted with title and ownership of the real estate described above.
3. The chain of title reflects a Deed from Hilsabeck Investments, L.L.C., to Hilsabeck Land Management, L.L.C., dated and filed April 22, 2019, in Book 2019, Page 1144 of the Madison County Recorder's Office.
4. The legal description set forth in said Deed was overly inclusive and should not have included the real estate set forth in the caption of this Affidavit.

5. Hilsabeck Land Management, L.L.C., does hereby disclaim any rights, title and interest in the real estate described above.

Signed this 9th day of December, 2025.

HILSABECK LAND MANAGEMENT, L.L.C.

By: Gregory R Hilsabeck mgr  
GREGORY R. HILSABECK, Manager

This record was acknowledged before me on the 9th day of Dec, 2025, by Gregory R. Hilsabeck, Manager of Hilsabeck Land Management, L.L.C., an Iowa limited liability company.

Joseph Lee Nall  
NOTARY PUBLIC - STATE OF IOWA  
