

\$46,000.00

BK: 2026 PG: 1598
Recorded: 6/4/2026 at 8:22:02.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$72.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Tel: 515-246-4555

Taxpayer Information: Hilsabeck Investments, L.L.C., 2904 Highway 169, Winterset, IA 50273

Return Document To: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, Iowa 50309

Grantor: Shannon R. Abell

Grantee: Hilsabeck Investments, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2022 PG 204



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Shannon R. Abell**, a single individual, does hereby Convey to **Hilsabeck Investments, L.L.C.**, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

Lots Four (4), Five (5) and Six (6) in Block Seven (7) of BARKER'S SECOND ADDITION to the City of Macksburg, Madison County, Iowa, and the North-South alley in said Block Seven (7);

Subject to easements and restrictions of record.

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: June 1, 2026

Shannon R. Abell
Shannon R. Abell, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 1, 2026, by Shannon R. Abell, a single individual.

Barbara T. Bitz
Signature of Notary Public

