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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$250.40

Rev Stamp# 386 DOV# 408

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

\$ 157,000.00

Preparer Information: (Name, address and phone number)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

Taxpayer Information: (Name and complete address)

Hilsabeck Investments, LLC, 33628 L Avenue, Adel, Iowa 50003

Return Document To: (Name and complete address)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

Grantors:

Lanny L. Wenck
Sandra L. Wenck

Grantees:

Hilsabeck Investments, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Lanny L. Wenck and Sandra L. Wenck, husband and wife,

Hilsabeck Investments, LLC do hereby Convey to

the
following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 26.56 acres as shown in Plat of Survey filed in Book 2011, Page 417 on February 7, 2011 in the Office of the Recorder of Madison County, Iowa; And

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of said sections conveyed for public highway as described in Warranty Deed recorded on July 23, 1974, in Deed Record 104, Page 121 in the office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

If this property is currently subject to any government Cost Sharing Agreement, CRP Contract or other agreement requiring continued compliance or containing recapture or repayment penalties, Sellers hereby assign to Buyer all such Contract and Buyer assumes the rights duties and obligations of said agreements and agree to hold Sellers harmless therefor.

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.

Lanny L. Wenck
Lanny L. Wenck (Grantor)

Dated: December 13, 2012
Sandra L. Wenck
Sandra L. Wenck (Grantor)

(Grantor)

(Grantor)

STATE OF Florida, COUNTY OF Lee
This instrument was acknowledged before me on December 13, 2012, by Lanny L. Wenck and Sandra L. Wenck, husband and wife,



Melissa Morrison
Notary Public