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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$863.20 ANNO

Rev Stamp# 568 DOV# 562 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$540,000<sup>u</sup>

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215  
Indianola, IA 50125; Phone: 515-961-2574

**Taxpayer Information:** Land Concepts, LLC an undivided 90% interest and HCN Farms, LLC  
an undivided 10% interest  
12119 Stratford Dr, Ste B, Clive, IA 50325

CU  
Return Document To: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215  
Indianola, IA 50125

**Grantors:** William J. Kisgen and Susan Kisgen, as Trustees of the Kisgen Family Trust Dated  
January 24, 2000

**Grantees:** Land Concepts, LLC an undivided 90% interest and HCN Farms, LLC an undivided  
10% interest

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) (\$1.00) ----- and other valuable consideration, William J. Kisgen and Susan Kisgen, as Trustees of the Kisgen Family Trust Dated January 24, 2000, do hereby Convey to Land Concepts, LLC an undivided 90% interest, a limited liability company organized and existing under the laws of Iowa, and HCN Farms, LLC an undivided 10% interest, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The West 80 Acres of the South Fractional Half (1/2) of Section 6, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



Subject to easements and covenants of record


The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

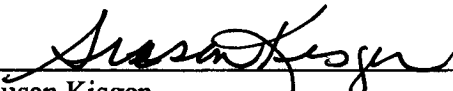
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: Oct. 30, 2021

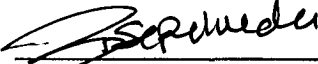
Kisgen Family Trust Dated January 24, 2000

  
\_\_\_\_\_  
William J. Kisgen  
As Co-Trustee of the above-entitled Trust

  
\_\_\_\_\_  
Susan Kisgen  
As Co-Trustee of the above-entitled Trust

STATE OF CALIFORNIA :  
 : ss  
COUNTY OF RIVERSIDE :

On this 30 day of October, 2021 before me, the undersigned, a Notary Public in and for the State of California, personally appeared William J. Kisgen and Susan Kisgen, Co-Trustees of the Kisgen Family Trust, dated 1/24/2000, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they as Co-Trustees, executed the foregoing instrument as their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in the State of California

