



Document 2022 191

Book 2022 Page 191 Type 03 001 Pages 3

Date 1/20/2022 Time 1:05:22PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,143.20

ANNO

Rev Stamp# 21 DOV# 19

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$715,000

**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:** Kyle M. Thompson and Carrie E. Thompson, 1576 Macksburg Rd, Macksburg, IA 50155

**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, Revocable Dated January 24, 2000

**Grantees:** Kyle M. Thompson and Carrie E. Thompson

**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, Revocable Dated January 24, 2000 does hereby Convey to Kyle M. Thompson and Carrie E. Thompson , as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND the North Half (1/2) of the Southeast Quarter (1/4) of said Section Fourteen (14), EXCEPT a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 4.021 acres, as shown in Plat of Survey filed in Book 2, Page 251, on July 17, 1991, in the office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 12.05 acres, as shown in Plat of Survey filed in Book 2006, Page 3940 on September 26, 2006, in the Office of the Recorder of Madison County, Iowa  
Subject to easements and covenants of record



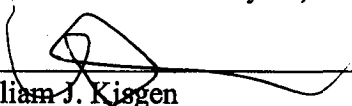
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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.

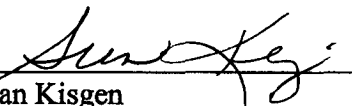
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 5, 2022

Kisgen Family Trust  
Revocable 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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA :  
: SS  
COUNTY OF RIVERSIDE :

On this 5 day of January, 2022 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, Revocable Dated January 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.

B Sepulveda  
Notary Public in the State of California

