

BK: 2026 PG: 1358  
Recorded: 5/14/2026 at 1:57:47.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

<b>This Document Prepared By:</b> Brian Williams Creative Planning Legal, P.A. 5454 W. 110 <sup>th</sup> Street Overland Park, Kansas 66211 913 327 9455	<b>After Recording, Mail To:</b> Rebecca Perez Creative Planning Legal, P.A. 5454 W. 110 <sup>th</sup> Street Overland Park, Kansas 66211	<b>Mail Tax Statements To:</b> Brian J. Wiegert and Jill M. Wiegert 2834 201 <sup>st</sup> Trail Winterset, IA 50273
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## WARRANTY DEED

THIS DEED is made and entered into this 29 day of APRIL, 2026, by and between **Brian J. Wiegert and Jill M. Wiegert**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, Grantors, of Madison County, State of Iowa, and **Brian J. Wiegert and Jill M. Wiegert, as trustees of the Wiegert Family Revocable Trust dated APRIL 29, 2026**, Grantee, of Madison County, State of Iowa.

Grantee's mailing address: 2834 201<sup>st</sup> Trail, Winterset, IA 50273

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Madison, State of Iowa, to-wit:

Parcel "C", located in the Northwest Quarter of the Northeast Quarter of Section 30, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 30, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 0°30'31" East, 1308.38 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 30; thence South 82°45'52" West, 664.18 feet along an existing fenceline which is the South line of the Northwest Quarter of the Northeast Quarter of said Section 30; thence North 0°26'17" West, 1312.71 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of said Section 30; thence North 83°07'10" East, 662.08 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 30 to the Point of Beginning. Said Parcel contains 19.819 acres, including 0.502 acres of County Road right-of-way

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

