

\$380,000

BK: 2026 PG: 762  
Recorded: 3/20/2026 at 10:21:27.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$607.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Christopher Pech, 2355 Landon Road, North Liberty, IA 52317, (319) 248-7164

**Taxpayer Information:** (Name and complete address)

Brad Rissman and Kelsey Rissman, 3393 265<sup>th</sup> St, St Charles, IA 50240

**Return Document To:** (Name and complete address)

Brad Rissman and Kelsey Rissman, 3393 265<sup>th</sup> St, St Charles, IA 50240

**Grantors:**

GreenState Credit Union

**Grantees:**

Brad Rissman  
Kelsey Rissman

**Legal description:**

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



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration GreenState Credit Union, a(n) Credit Union organized and existing under

the laws of Iowa does hereby Convey to Brad Rissman and Kelsey Rissman, husband and wife, as joint tenants with full rights of survivorship the following described real estate in Madison County, Iowa:

**The East Half (1/2) of the West Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-Five (25), in Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., in Madison County, Iowa.**

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

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.

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

Dated on MARCH 10, 2026.

GreenState Credit Union a(n) Iowa Credit Union

By *Amber Murphy*

Amber Murphy, Senior Vice President/Collections & Recoveries of GreenState Credit Union

STATE OF IOWA, COUNTY OF JOHNSON:

This record was acknowledged before me on 3/10/26, by Amber Murphy, Senior Vice President/Collections & Recoveries of GreenState Credit Union.

*Ashley Lemmon*  
Signature of Notary Public

