

CONSIDERATION \$520,000.00

BK: 2021 PG: 4715

Recorded: 11/15/2021 at 2:30:40.0 PM

Pages 4

County Recording Fee: \$27.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$30.00

Revenue Tax: \$831.20

LISA SMITH RECORDER

Madison County, Iowa

**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: MBV Properties, LLC
20 Vine Street, Carlisle, IA 50047

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, under
Trust instrument dated January 24, 2000

Grantees: MBV Properties, LLC

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, under Trust instrument dated January 24, 2000, do hereby Convey to MBV Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Subject to easements and covenants of record

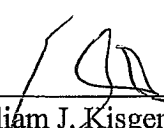
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above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

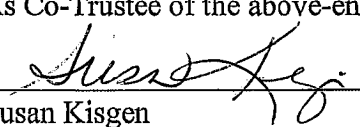
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 10, 2021

Kisgen Family Trust
under Trust instrument 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 10th day of November, 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, under Trust instrument 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.



Sharon Buckless
Notary Public in the State of California

ACKNOWLEDGMENT

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

County of Riverside

On November 10, 2021 before me, Sharon Buckless, Notary Public
(insert name and title of the officer)

personally appeared William J. Kisen and Susan Kisen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon Buckless (Seal)

