



Document 2026 1544

Book 2026 Page 1544 Type 03 001 Pages 3

Date 6/01/2026 Time 12:15:45PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 173 DOV# 162

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

*\$150,000<sup>00</sup>*

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

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

*BRANDY MACUMBER*

**Taxpayer Information:**

Adam A. Tillgren

Wendy C. Tillgren

4220 - 92<sup>nd</sup> Court

Urbandale, Iowa 50322

*2/5/*

**Return Document To:**

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Gerald E. Fight Trust dated August 2, 2005

**Grantees:**

Adam A. Tillgren


Wendy C. Tillgren

**Legal Description:** See Page 2



**TRUSTEE WARRANTY DEED  
(Inter-Vivos Trust)**

For the consideration of \$150,000.00 and no/100ths----- Dollar(s) and other valuable consideration, **Jana R. Krempasky, Trustee of the GERALD E. FIGHT TRUST dated August 2, 2005**, does hereby convey to **ADAM A. TILGREN and WENDY C. TILGREN, 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:

Lots Seven (7) and Eight (8), in Block Twelve (12) of the Original Town of Earlham, Madison County, Iowa. 

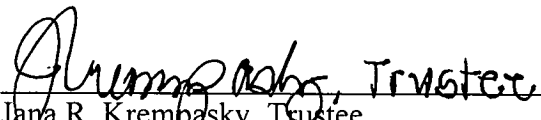
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

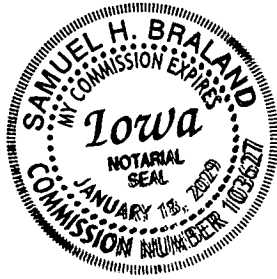
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

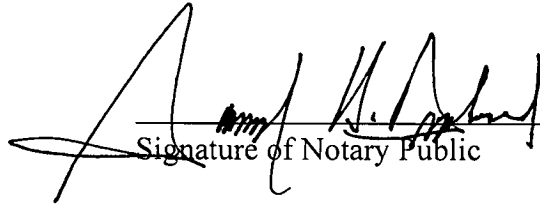
Dated: May 28, 2026.

  
\_\_\_\_\_  
Jana R. Krempasky, Trustee

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on May 28, 2026, by Jana R. Krempasky as Trustee of the above-entitled trust.



  
Signature of Notary Public