

BK: 2026 PG: 1823
Recorded: 6/19/2026 at 8:16:45.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

FOR RECORDING PURPOSES:

PREPARER INFORMATION:

Nicholas D. Meysenburg
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114
(402) 394-4770

SEND TAX STATEMENTS TO:

Jeffrey A. Thompson and Tina M. Thompson, Co-Trustees
2088 22th Ct.
Winterset, IA 50273

AFTER RECORDING, RETURN TO:

Nicholas D. Meysenburg
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114
(402) 394-4770

WARRANTY DEED

GRANTOR:

Jeffrey A. Thompson
2088 22th Ct.
Winterset, IA 50273

GRANTEE:

Jeffrey A. Thompson Trust
Attn: Jeffrey A. Thompson and Tina M. Thompson, Co-Trustees
2088 22th Ct.
Winterset, IA 50273

LEGAL DESCRIPTION:

See attached

WARRANTY DEED

Jeffrey A. Thompson, a married person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to Jeffrey A. Thompson and Tina M. Thompson, as Co-Trustees, or any successor Trustee or Co-Trustee, of the Jeffrey A. Thompson Trust under agreement dated June 4, 2026, together with any amendments made thereto ("Grantee"), all of Grantors' right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Madison County, Iowa (the "Property"):

An undivided one-half (1/2) interest in following:

The Northeast Quarter (NE ¼) and the North 20 acres of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section Fifteen (15) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

SUBJECT, however, to all matters of record.

Grantors hereby covenant with Grantee that Grantor:

1. is lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property; and
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

This transaction is exempt from documentary stamp tax pursuant to Iowa Code §428A.2(21).

No Declaration of Value or Groundwater Hazard Statement is required.

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