



Document 2026 2071

Book 2026 Page 2071 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$507.20
Rev Stamp# 254 DOV# 239

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$317,500⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Steven Thompson, 2197 175th Ct, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Laura Jean Cisewski, a single person**, (the "Grantor"), does hereby Convey to **Steven Thompson, a single person** (the "Grantee"), the following described real estate:

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) lying East of the center of U.S. Highway No. 169 and lying South and East of the present main channel of North River in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more specifically described as follows, to-wit: Commencing at the East Quarter (1/4) Corner of said Section Twelve (12), which is the point of beginning, running thence North 771.6 feet along the section line to the center of the main channel of North River, thence South 70°18' West 110.0 feet along said channel, thence South 21°00' West 98.0 feet, thence South 13°48' East 230.0 feet, thence South 21 °27' West 248.0 feet, thence South 62°00' West 300.0 feet, thence South 74°47' West 110.00 feet, thence North 64°29' West 170.9 feet, thence South 20°48' West 72.0 feet along the easterly right-of-way line of U.S. Highway No. 169, thence South 88°00' East 725. 7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) to the point of beginning, containing 3.1327 acres, except that part conveyed or used for road purposes or public highway.

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant with Grantee, 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.

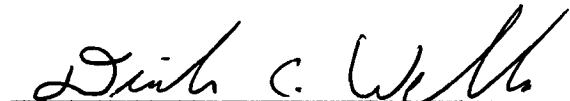
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated July 9th, 2026.


Laura Jean Cisewski (Grantor)

STATE OF IA, COUNTY OF Dallas

This record was acknowledged before me on July 9th, 2026, by Laura Jean Cisewski.


Notary Public

