



Document 2026 529

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$511.20  
Rev Stamp# 60 DOV# 50

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$320,000<sup>00</sup>

**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6170ROGI)

**Return To:** Trisha A. Kapustka Revocable Trust Agreement, 830 Spruce Street, Waukee, IA 50263

**Taxpayer Information:** Trisha A. Kapustka Revocable Trust Agreement, 830 Spruce Street, Waukee, IA 50263

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **MBV Properties, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa, does hereby Convey to **Trisha A. Kapustka and Richard A. Kapustka, Co-Trustees of the Trisha A. Kapustka Revocable Trust Agreement**, the following described real estate:

**Parcel "E", being a part of Parcel "D", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 18.74 acres, as shown in Plat of Survey filed in Book 2025, Page 3323 on December 8, 2025, in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part thereof conveyed for highway purposes;**

Subject to all covenants, restrictions and easements of record.

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 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.

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: 02-26-26

MBV Properties, LLC, an Iowa Limited Liability Company

By: *Brandon Van Vleet*

Brandon Van Vleet, member  
Printed Name and Title

STATE OF Iowa )  
 ) ss:  
COUNTY OF Warren )

This record was acknowledged before me on February 26<sup>th</sup>, 2026, by Brandon Van Vleet as Member of MBV Properties, LLC, an Iowa Limited Liability Company.

*Matt Bengston*  
Notary Public in and for said State

