

BK: 2024 PG: 847
Recorded: 4/23/2024 at 1:38:28.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: Katheryn J. Thorson, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309,
(515) 242-2400
Taxpayer: NLB Farms, LLC, 609 Bedford Street, Clear Lake, IA 50428

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Nicholas Broadbent and Lindsay Broadbent, husband and wife**, do hereby Quit Claim to all of their right, title, interest, claim and demand in the following described real estate in Madison County, Iowa to the NLB Farms, LLC, an Iowa limited liability company:

THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA,

EXCEPT PARCEL "B" LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION TWO (2), ONCTAINING 5.000 ACRES AS SHOWN IN THE AMENDED PLAT OF SURVEY FILED JANUARY 10, 2008, IN BOOK 2008, PAGE 107, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;

AND EXCEPT PARCEL "F" LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION TWO (2), CONTAINING 9.00 ACRES, AS SHOWN IN THE AMENDED PLAT OF SURVEY FILED IN BOOK 2010, PAGE 3122 ON DECEMBER 9, 2010, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.

This deed is exempt according to Iowa Code 428A.2(21). This is a conveyance of real property by the owners to their living trust for estate planning purposes. No actual consideration.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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: April 5, 2024

NB
Nicholas Broadbent (Grantor)

Lindsay Broadbent
Lindsay Broadbent (Grantor)

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on

April 5th, 2024, by Nicholas Broadbent and Lindsay Broadbent, husband and wife.

Katheryn Thorson
Signature of Notary Public

