

BK: 2025 PG: 3445
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Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:

Kelsey R. Sjoblom
400 Locust Street Suite 380
Des Moines, IA 50309
Phone: 515-288-6440

Taxpayer Information:

Patricia Y. Peterson Residuary Trust
2301 128th Street
Urbandale, IA 50323

Return Document To:

Kelsey R. Sjoblom
400 Locust Street Suite 380
Des Moines, IA 50309

Grantors:

Gabus Family Farms, L.C., an Iowa limited liability company, successor by merger to
Crestview Estates No. II, L.L.C., an Iowa limited liability company

Grantees:

Iowa State Bank and Patricia Y. Peterson, as Co-Trustees of the Patricia Y. Peterson
Residuary Trust established under Article VIII of the Charles H. Gabus 2001 Revocable
Trust dated October 16, 2001

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

2005-6133; 2005-6134; 2005-6139

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Gabus Family Farms, L.C., an Iowa limited liability company, successor by merger to Crestview Estates No. II, L.L.C., an Iowa limited liability company, does hereby Convey to Iowa State Bank and Patricia Y. Peterson, as Co-Trustees of Patricia Y. Peterson Residuary Trust established under Article VIII of the Charles H. Gabus 2001 Revocable Trust dated October 16, 2001, the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW ¼) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa.

Notice of Trust Sale Restriction. The Parties acknowledge that the property conveyed herein is subject to the internal trust directive contained in Section 8.4 of the Charles H. Gabus 2001 Revocable Trust dated October 16, 2001. The Trustor, Charles H. Gabus, died on October 23, 2008, and the twenty-five (25) year period referenced runs from that date. Section 8.4 provides:

Direction to Retain Farm Properties. The Trustee shall retain any farm properties held by the trust after the Trustor's death for a minimum period of twenty-five (25) years from the date of the Trustor's death unless such property (1) must be sold or liquidated to discharge any death, estate, or inheritance taxes, (2) is sold for development purposes or (3) is sold and within eighteen (18) months the net sale proceeds are used to purchase another farm property. If a farm property is sold for any other purpose within such twenty-five (25) year period, fifty percent (50%) of the net sales proceeds shall be distributed to the Gabus Family Foundation, an Iowa non-profit corporation.

This deed is exempt according to Iowa Code 428A.2(21).

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, according to the context.

Dated: December 15, 2025.

Gabus Family Farms, L.C., an Iowa limited liability company, successor by merger to Crestview Estates No. II, L.L.C., an Iowa limited liability company

By


Rodney G. Good, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on December 15, 2025, by Rodney G. Good, as Manager, of Gabus Family Farms, L.C., an Iowa limited liability company, successor by merger to Crestview Estates No. II, L.L.C., an Iowa limited liability company.

Kelsey Sjoblom

Signature of Notary Public

