BK: 2026 PG: 3347
Recorded: 11/9/2026 at 2:06:25.0 PM
Pages 4
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This Document Prepared By:
MATTHEW D. GARDNER
Attorney at Law
Gardner Law Firm, P.C.
2900 100th St., Ste. 101
Urbandale, Iowa 50322
(515) 421-4411

After Recording, Return and Mail Tax Statements To:
Glen and Barbara Bedwell
2924 Quaker Street
St. Charles, Iowa 50240

QUITCLAIM DEED

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration. This transaction is exempt from the Real Estate Transfer Tax pursuant to Iowa Code §428A.2(21).

GLEN D. BEDWELL and BARBARA H. BEDWELL, husband and wife, the GRANTORS, hereby convey and quitclaim to GLEN D. BEDWELL trustee of THE GLEN D. BEDWELL LIVING TRUST, U/A dated November 5, 2026, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Madison, State of Iowa;

SEE EXHIBIT A

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 5th day of November, 2026.

GLEN D. BEDWELL

BARBARA H. BEDWELL

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this November 5, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared GLEN D. BEDWELL and BARBARA H. BEDWELL to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

My commission expires: 2/9/2028

NOTARIAL SEAL IOWA
MATTHEW GARDNER
Commission No. 194761
My Commission Expires
Feb. 9, 2028

BY SIGNING BELOW, I ACKNOWLEDGE THAT I AM GIVING UP ALL RIGHTS TO ENJOYMENT OF THE PROPERTY DESCRIBED ABOVE, REGARDLESS OF WHETHER OR NOT I SURVIVE MY SPOUSE AND REGARDLESS OF ANY RIGHTS IOWA LAW OTHERWISE GIVES TO ME WITH RESPECT TO SUCH PROPERTY. I AM SPECIFICALLY WAIVING MY ELECTIVE SHARE IN THE PROPERTY DESCRIBED IN THIS WAIVER. THIS WAIVER SHALL APPLY REGARDLESS OF ANY CHANGES MADE TO THE TRUST IN THE FUTURE, INCLUDING ANY CHANGE TO BENEFICIARIES OF THE TRUST.

BARBARA H. BEDWELL

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this November 5, 2026 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared BARBARA H. BEDWELL, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

My commission expires: 2/9/28

NOTARIAL SEAL IOWA
MATTHEW GARDNER
Commission No. 194761
My Commission Expires
Feb. 9, 2028

EXHIBIT A

The South Half (S½) of the Southwest Quarter (SW¼) and the West Half (W½) of the Southeast Quarter (SE¼) of Section Five (5), and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) and the East Half(E½) of the Northwest Quarter (NW¼) and the West Half (W½) of the Northeast Quarter (NE¼) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.