

BK: 2026 PG: 700
Recorded: 3/16/2026 at 2:27:07.0 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

INSTRUMENT PREPARED BY:	Joel M. Williams, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010; (515) 956-3900
RETURN DOCUMENT TO:	Gabus Peterson Family Farms Iowa, LC c/o Iowa State Bank, Trustee 2301 – 128 th Street, Urbandale, IA 50323
MAIL TAX STATEMENT TO:	Gabus Peterson Family Farms Iowa, LC c/o Iowa State Bank, Trustee 2301 – 128 th Street, Urbandale, IA 50323

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Iowa State Bank and Patricia Y. Peterson, 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, do hereby convey to Gabus Peterson Family Farms Iowa, LC, an Iowa limited liability company, the following described real estate:

The Northwest Quarter (NW¹/₄) of Section 2, Township 77 North, Range 27
West of the 5th P.M., Madison County, Iowa,

subject to easements, covenants, restrictions and reservations of record.

The consideration for this deed is less than \$500.00 and it is exempt from real estate transfer tax, declaration of value, groundwater hazard statement, and private sewage disposal inspection requirements pursuant to Iowa Code Section 428A.2(21).

Grantors do hereby covenant with grantee, and successor in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Date: March 6, 2026.

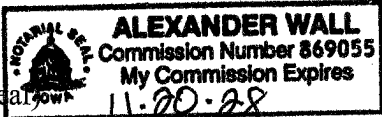
IOWA STATE BANK,
Co-Trustee of the
Patricia Y. Peterson Residuary Trust
established under Article VIII of the
Charles H. Gabus 2001 Revocable Trust
dated October 16, 2001

By: *Billi Brahn*
Billi Brahn, EVP &
Director of Trust & Wealth Management

Patricia Y. Peterson
Patricia Y. Peterson, Co-Trustee of the
Patricia Y. Peterson Residuary Trust
established under Article VIII of the
Charles H. Gabus 2001 Revocable Trust
dated October 16, 2001

STATE OF IOWA, COUNTY OF POLK : ss

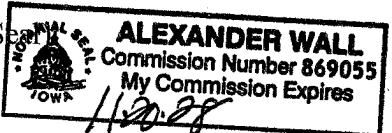
This instrument was acknowledged before me on March 6, 2026, by
Billi Brahn, EVP & Director of Trust & Wealth Management, Iowa State Bank, as Co-
Trustee of the Patricia Y. Peterson Residuary Trust established under Article VIII of the
Charles H. Gabus 2001 Revocable Trust dated October 16, 2001.

(Seal) 

Alexander Wall
Notary Public

STATE OF Iowa, COUNTY OF Polk : ss

This instrument was acknowledged before me on March 12, 2026, by
Patricia Y. Peterson, as Co-Trustee of the Patricia Y. Peterson Residuary Trust established
under Article VIII of the Charles H. Gabus 2001 Revocable Trust dated October 16, 2001.

(Seal) 

Alexander Wall
Notary Public