

BK: 2026 PG: 911
Recorded: 4/1/2026 at 3:32:21.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$5,812.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Abraham Properties LLC, 2891 Cedar Ridge Rd., Lineville, IA 50147
Taxpayer: Abraham Properties LLC, 2891 Cedar Ridge Rd., Lineville, IA 50147
Preparer: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Tel: 515-288-2500



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Janice A. Scavo and City State Bank, Co-Trustees of LeMar A. Koethe 2023 Irrevocable Trust dated November 22, 2023, does hereby Convey to Abraham Properties LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4), and the South Half (1/2) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Northeast Quarter (1/4), and the East 30 acres of the Northeast Quarter (1/4) of the Northwest Quarter (1/4), all in Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in

the singular or plural number, according to the context.

Dated: 3/24/26.

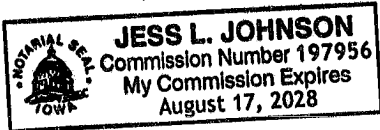
LeMar A. Koethe 2023 Irrevocable Trust dated
November 22, 2023

By Janice Scavo
Janice A. Scavo, as Trustee

By _____
Nathaniel Tagtow as Senior Vice President of
City State Bank, as Trustee

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on March 24, 2026,
by Janice A. Scavo, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____,
by Nathaniel Tagtow as Senior Vice President of City State Bank, Trustee of the above-entitled
trust.

Signature of Notary Public

the singular or plural number, according to the context.

Dated: 3/24/2026.

LeMar A. Koethe 2023 Irrevocable Trust dated
November 22, 2023

By _____
Janice A. Scavo, as Trustee

By Nathaniel Tagtow
Nathaniel Tagtow as Senior Vice President of
City State Bank, as Trustee

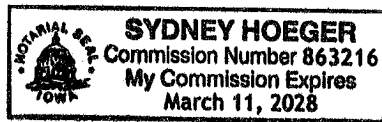
STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____,
by Janice A. Scavo, Trustee of the above-entitled trust.

Signature of Notary Public

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on March 24, 2026,
by Nathaniel Tagtow as Senior Vice President of City State Bank, Trustee of the above-entitled
trust.



Sydney Hoeger
Signature of Notary Public