

BK: 2025 PG: 2915
Recorded: 10/30/2025 at 10:26:41.0 AM
Pages 4
County Recording Fee: \$57.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$60.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Scott A. Sissel, 303 West Madison Street, Ste 1000, Chicago, IL 60606,
Tel: (312) 263-8600

Taxpayer Information: Madison County, LLC, 1828 Buffalo Road, West Des Moines, IA
50265

Return Document To: Scott A. Sissel, 303 West Madison Street, Ste 1000, Chicago, IL 60606

Grantor: Nancy Gilman

Grantee: Madison County, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the Consideration of One Dollar(s) and other valuable consideration, NANCY GILMAN, a married person, joined by her spouse, RYAN L. GILMAN, does hereby Quit Claim to MADISON COUNTY, LLC, a limited liability company organized and existing under the laws of Iowa, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Addendum.

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(21)

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.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

In Witness Whereof said Grantor has caused her name to be signed to these present and this conveyance to be effective this 20 day of October, 2025.


Nancy Gilman, Grantor

In Witness Whereof, Ryan L. Gilman, as Grantor's spouse, has caused his name to be signed to these present in acknowledgement of the conveyance effective this 20 day of October, 2025.


Ryan L. Gilman, Spouse

STATE OF IOWA, COUNTY OF POIK

This record was acknowledged before me on October 20, 2025 by Nancy Gilman and Ryan L. Gilman, as husband and wife.




Signature of Notary Public

ADDENDUM

Farm #1 – Patterson

All that part of the East Half (E½) of the Southwest Quarter (SW¼) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lying and being South of Public Highway designated as Iowa State Primary Road #92.

AND

Farm #2 – Scott Township-Rhodes

The West Half (W½) of the Southwest Quarter (SW¼) and the North 54 Acres of the East Half (E½) of the Southwest Quarter (SW¼) of Section Twenty-six (26) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

Farm #4 – Madison Township

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), except the East One Acre of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), and the East 60 acres of the West Half (W½) of the Southeast Quarter (SE¼) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa AND The West One Acre of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

Farm #5 – Madison Township – West 60

The West Half (W½) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. AND The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Farm #6 – Douglas Township – Hogs Head

All that part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which lies East of a line described as follows: Commencing at a point on the North line of said 40-acre tract 948.5 feet West of the Northeast corner thereof, thence Southerly on a straight line 1317.58 feet to a point on the South line of said 40-acre tract 831.8 feet West of the Southeast corner thereof, excepting therefrom a tract described as follows: Commencing at a point on the South line of said 40-acre tract 615.01 feet East of the Southwest corner thereof, thence Northwesterly on a straight line 186.1 feet to intersect said first described line at a point therein 1201.36 feet Southerly from its place of beginning, thence Southerly along said first

described line to the South line of said 40-acre tract, thence East on said line to the place of beginning, AND The South Half (S½) of the Northeast Quarter (NE¼) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Farm #7 – Jefferson Township – Logston

All that part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Twenty-eight (28) lying South of the main channel of North Branch and containing 5.85 acres, more or less, in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa AND The Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Thirty-three (33), also a tract commencing at a point 6.6 rods south of the Northwest Corner of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty-three (33), thence North to the North Branch of North River in Section Twenty-eight (28), thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest Corner of the East Half (E½) of the Northwest Quarter (NW¼) of said Section, thence following said stream in a Southerly direction to a point 356 feet East of the Northwest Corner of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), thence following said stream in a Southerly direction to a point 6.6 rods South of the North Line of said last described 40-acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less; all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.