

BK: 2026 PG: 1988
Recorded: 7/2/2026 at 10:31:53.0 AM
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

Prepared By/Return To: Katheryn J. Thorson, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, (515) 242-2400
Taxpayer: GS Broadbent Farm, LLC, 2170 Rolling Green Avenue, Winterset, IA 50273

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Gregory S. Broadbent and Sherri D. Broadbent, a married couple**, do hereby Quit Claim to **GS Broadbent Farm, LLC, an Iowa limited liability company** all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Northwest Quarter (¼) of the Southeast Quarter (¼), and the Southwest Quarter (¼) of the Southeast Quarter (¼), and the South Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼), and the Southeast Quarter (¼) of the Southeast Quarter (¼) excepting therefrom the South 64 Rods of the East One-fourth (¼) of said Southeast Quarter (¼) of the Southeast Quarter (¼), all in Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the South Half (½) of the Southeast Quarter (¼) of said Section Thirty-six (36), containing 10.015 acres, as shown in Plat of Survey filed in Book 2005, Page 1497 on April 7, 2005, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.

This deed is exempt according to Iowa Code 428A.2²¹(~~18~~).

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

[Signature Page to Follow]

Dated: June 11, 2026.


GREGORY S. BROADBENT (Grantor)


SHERRI D. BROADBENT (Grantor)

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on June 11, 2026, by Gregory S. Broadbent and Sherri D. Broadbent, a married couple.


Signature of Notary Public

