

BK: 2026 PG: 2176
Recorded: 7/20/2026 at 2:35:49.0 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

Return To and Taxpayer: Bench S Enterprises, LLC, PO Box 237, Greenfield, IA 50849
Preparer: Michael Maynes, 164 Public Square, P.O. Box 32, Greenfield, IA 50849, Tel: (641) 743-2800

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Arlene L. Schwartz as Trustee of Arlene L. Schwartz 2011 Revocable Trust u/t/i 11/8/11, as amended, does hereby convey to Bench S Enterprises, LLC, an Iowa Limited Liability Company the following described real estate in Madison County, Iowa:

Parcel "B" in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described in Plat of Survey dated January 23, 2012 and recorded January 23, 2012 in Book 2012 on Page 202 in the Office of the Madison County Recorder.

This deed is given to supplement the Warranty Deed filed September 24, 2012 in Book 2012, Page 2838 in the Office of the Madison County Recorder and is therefore exempt from real estate transfer tax. Exemption No. 428A.2.(10) applies.

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.

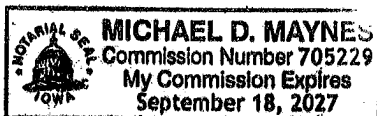
Dated: July 16, 2026.

The Arlene L. Schwartz 2011 Revocable Trust
u/t/i 11/8/11, as amended,

By Arlene L. Schwartz
Arlene L. Schwartz, as Trustee

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on July 16, 2026, by Arlene L. Schwartz,
Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public