

BK: 2026 PG: 2598
Recorded: 9/1/2026 at 10:52:24.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: David J. Hellstern
400 Locust St, Suite 400
DES MOINES, IA 50309
Tel: 515.288.5000

Taxpayer Information: Revocable Trust of E.J.A. dated August 19, 2026
c/o Edwin J. Acela
540 Heinz Parkway
Estes Park, CO 80517

Return Document To: David J. Hellstern
400 Locust St, Suite 400
DES MOINES, IA 50309

Grantors: Edwin J. Acela
Janet S. Ryerson

Grantees: Edwin J. Acela, as trustee of the Revocable Trust of E.J.A dated August 19, 2026

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, **Edwin J. Acela and Janet S. Ryerson**, husband and wife, do hereby Convey to **Edwin J. Acela, Trustee of the Revocable Trust of E.J.A. dated August 19, 2026**, the following described real estate in Madison County, Iowa:

Parcel "A" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 38.35 acres, as shown in Plat of Survey filed in Book 2010, Page 1542 on July 7, 2010, in the Office of the Recorder of 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.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors 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. 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.

Dated: August 19, 2026.

A handwritten signature in black ink, appearing to read "Edwin J. Acela", written over a horizontal line.

Edwin J. Acela, Grantor

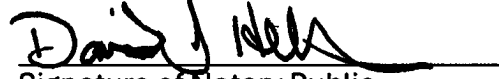
A handwritten signature in black ink, appearing to read "Janet S. Ryerson", written over a horizontal line.

Janet S. Ryerson, Grantor

STATE OF IOWA, COUNTY OF POLK:

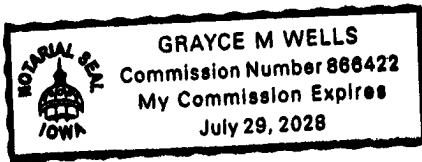
This record was acknowledged before me on August 19, 2026, by Edwin J. Acela.

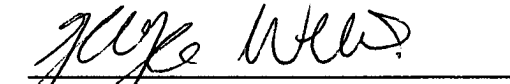



Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on August 19, 2026, by Janet S. Ryerson.




Signature of Notary Public