

BK: 2026 PG: 292
Recorded: 1/29/2026 at 8:09:21.0 AM
Pages 2
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

Taxpayer and Return To: Martin L. Fairholm, 218 N. 14th Ave., Winterset, Iowa 50213 Phone: 515-975-8440

Preparer: Richard J. Howes, 4401 Westown Parkway, Suite 302, West Des Moines, Iowa 50266, Phone: (515) 225-9000 Fax: 515-225-9360 Email: richard@ialawfirm.com

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Martin L. Fairholm and Kristin Fairholm, husband and wife, do hereby Quit Claim to Pitzer Legacy Group LLC, an Iowa Limited Liability Company, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

An undivided one-half interest in the following described real estate:

Lot Sixteen (16) of First Plat Honor's Acres Addition to Winterset, Madison County, Iowa;

And

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa and the easement across the South 40 feet of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

NO ACTUAL CONSIDERATION. This deed is from husband and wife as Grantors to an Iowa limited liability company of which they are owners, and is exempt from D.O.V. 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.

The undersigned hereby relinquish 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: 12-5, 2025.

Martin L. Fairholm Kristin Fairholm
Martin L. Fairholm (Grantor) Kristin Fairholm (Grantor)

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on 12-5, 2025, by Martin L. Fairholm and Kristin Fairholm, husband and wife.

Lauren Palmer
Notary Public in and for said State

