

BK: 2026 PG: 470
Recorded: 2/23/2026 at 10:37:24.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Nathan A Russell, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Taxpayer Information:

Frederick J. Howell and Cynthia S. Howell, 3145 Howell Court, Cumming, IA 50061

Return Document To:

Frederick J. Howell and Cynthia S. Howell, 3145 Howell Court, Cumming, IA 50061

Grantors:

Fred Howell, a/k/a Frederick J. Howell, and Cynthia S. Howell

Grantee:

Howell Greenhouse & Floral, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

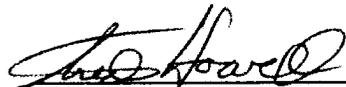
QUIT CLAIM DEED

For the consideration of one dollar and other valuable consideration, Fred Howell, a/k/a Frederick J. Howell, and Cynthia S. Howell, husband and wife, do hereby Quit Claim to Howell Greenhouse & Floral, Inc., an Iowa corporation, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

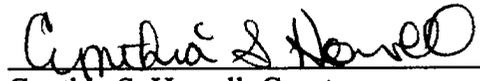
See Exhibit "A"

This deed is exempt from transfer tax according to Iowa Code § 428A.2(11).

Dated: February 13, 2026.



Fred Howell, a/k/a
Frederick J. Howell, Grantor



Cynthia S. Howell, Grantor

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on February 13, 2026, by Fred Howell, a/k/a Frederick J. Howell and Cynthia S. Howell, husband and wife.

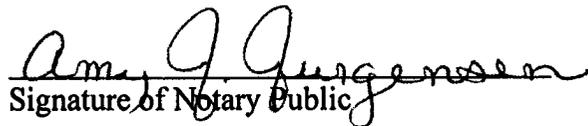
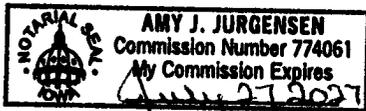

Signature of Notary Public

EXHIBIT "A"

Parcel "A" in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) and the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 22, Township 77 North, Range 26 West of the 5th P.M., and the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) and the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 23, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence along the Quarter Section Line, North 83°55'43" East, 2,556.22 feet to the Point of Beginning. Thence North 68°45'42" West, 213.17 feet; thence North 07°51'48" West, 262.74 feet; thence along a South Line of Parcel "B", North 84°59'22" East, 203.94 feet; thence along the East Line of said Parcel "B", North 05°57'09" West, 673.70 feet; thence North 80°58'34" East, 1,492.19 feet; thence South 70°52'04" East, 216.71 feet; thence North 80°59'39" East, 639.91 feet; thence South 07°23'58" East, 309.80 feet; thence South 83°10'53" West, 1,295.39 feet; thence South 06°27'28" East, 757.95 feet; thence South 82°45'39" West, 941.68 feet; thence North 68°45'42" West, 122.19 feet to the Point of Beginning and containing 37.482 Acres.

(assessed as Parcel Nos. 031012228008000 and 031012340010000)

****AND****

Parcel "B" in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) and the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence along the Quarter Section Line, North 83°55'43" East, 1,433.87 feet to the Point of Beginning. Thence continuing along said Quarter Section Line, North 83° 55'43" East, 341.05 feet; thence North 11°43'00" East, 387.55 feet; thence North 84°59'22" East, 669.30 feet; thence North 05°57'09" West, 673.70 feet; thence South 80°38'37" West, 209.06 feet; thence North 02°22'31" West, 89.72 feet; thence South 80°35'46" West, 282.07 feet, thence South 08°03'28" West, 243.47 feet; thence South 90°00'00" West, 803.59 feet; thence South 00°00'00" West 194.10 feet; thence along the North Line of Parcel "C", South 90°00'00" East, 311.58 feet; thence along the East Line of Parcel "C", South 00°01'25" West, 718.46 feet to the Point of Beginning and containing 19.402 acres.

(assessed as Parcel No. 031012220015000)