



Document 2021 3360

Book 2021 Page 3360 Type 03 001 Pages 3

Date 8/11/2021 Time 1:54:17PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 407

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$209,000

$\frac{1}{2} \times 3$

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

FB107047

Preparer Information:

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information:

Admir Nebic, 1736 Macksburg Road, Lorimor, IA 50149

Return Document To:

Admir Nebic, 1736 Macksburg Road, Lorimor, IA 50149

Grantors:

Curt L. Sandahl and Andree D. Sandahl

Grantees:

Admir Nebic

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

This deed is given in satisfaction of a Real Estate Contract recorded in Book 2020, Page 4984 of the Recorder's Office of Madison County, Iowa.



TRUSTEE WARRANTY DEED (Inter-Vivos Trust)

For the consideration of ---\$200,000.00--- Dollar(s) and other valuable consideration, Curt L. Sandahl and Andree D. Sandahl, Trustees of the Curt L. Sandahl Revocable Trust and Andree D. Sandahl Revocable Trust does hereby convey to Admir Nebic the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., as shown in Plat of Survey recorded in Book 2019, Page 1367 of the Recorder's Office of Madison County, Iowa.

The parties agree that the water line pursuant to the Water Line Easement, which runs across the above-described property, shall be maintained and repaired by Grantee, and in the event of such repair or maintenance, crop damages, if any, shall be paid by Grantees. This provision is binding upon the parties, their heirs, successors and assigns.

Grantors reserve the right, title and interest in and to all wind energy easements located on the above-described real estate, including, but not limited to, the right to receive all payments payable to the Grantors of said easements, or their successors and assigns. This provision shall be binding upon the parties, their heirs, successors, and assigns.

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.

This deed is given in satisfaction of a contract recorded in Book 2020 Page 4984 of the Recorder's Office of Madison County, Iowa.

Dated: 12-23-2020

Curt L. Sandahl

Curt L. Sandahl

As Trustee of the above-entitled trust

Andree D. Sandahl

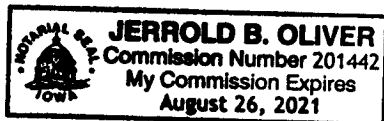
Andree D. Sandahl

As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 23, 2020, by Curt L. Sandahl, as Trustee of the above-entitled trust.

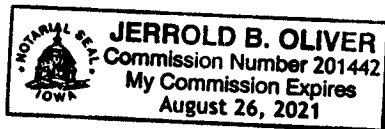


Jerrold B. Oliver

Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 23, 2020, by Andree D. Sandahl, as Trustee of the above-entitled trust.



Jerrold B. Oliver

Signature of Notary Public