

BK: 2025 PG: 2844

Recorded: 10/24/2025 at 11:12:04.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$13.09

Combined Fee: \$30.09

Revenue Tax: \$524.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Mason J. Ouderkirk, Ouderkirk Law Firm, 108 West Ashland, PO Box 156, Indianola, IA 501525

Return to: Curt and Andree Sandahl, 3043 Heritage Avenue, Lorimor, IA 50149

Tax Statement: Curt and Andree Sandahl, 3043 Heritage Avenue, Lorimor, IA 50149

TRUSTEE'S WARRANTY DEED

For the consideration of Three Hundred Twenty-Seven Thousand Nine Hundred Dollars (\$327,900.00) and other valuable consideration, Afada J. Silverthorn, Trustee of the SILVERTHORN FAMILY TRUST, DATED JUNE 3, 2004, a/k/a the Silverthorn Family Trust, dated June 3, 2004, does hereby convey an undivided one-half ($\frac{1}{2}$) interest to Curt Sandahl as Trustee of the Curt Sandahl Revocable Trust dated May 8, 2018, and an undivided one-half ($\frac{1}{2}$) interest to Andree Sandahl as Trustee of the Andree Sandahl Revocable Trust dated May 8, 2018, as tenants in common, the following described real estate in Madison County, Iowa:

The Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

subject to all easements, covenants, and restrictions of record.

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 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.

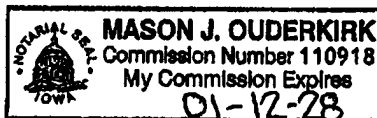
SILVERTHORN FAMILY TRUST,

Dated: October 24, 2025

By: Afada J. Silverthorn
Afada J. Silverthorn, Trustee

STATE OF IOWA, COUNTY OF WARREN

Signed and acknowledged before me this 24th day of October, 2025, by Afada J. Silverthorn as Trustee of the SILVERTHORN FAMILY TRUST DATED JUNE 3, 2004.



[Signature]
Notary Public in and for the State of Iowa