



Document 2025 3021

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,010.40  
Rev Stamp# 403

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 632,000

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (9312RE)

Return To: Andy Bornreger, 1806 295<sup>th</sup> Street, Lorimor, IA 50149

Taxpayer Information: Andy Bornreger, 1806 295<sup>th</sup> Street, Lorimor, IA 50149

715B118639

2/4

### TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Afada J. Silverthorn, as Trustee of the Silverthorn Family Trust dated June 3, 2004, does hereby convey to Andy Bornreger the following described real estate:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., 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.

Subject to all covenants, restrictions and easements of record.

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.

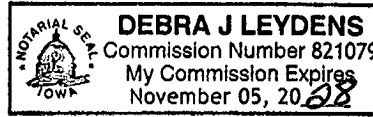
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 11-7-25

Afada J. Silverthorn, as Trustee of the Silverthorn  
Family Trust dated June 3, 2004

By: Afada Silverthorn  
Afada J. Silverthorn, Trustee

STATE OF IOWA )  
COUNTY OF POLK ) ss:



This record was acknowledged before me on 11-07-2025 by Afada J.  
Silverthorn, as Trustee of the Silverthorn Family Trust dated June 3, 2004.

Debora J. Leydens  
Notary Public in and for said State