



Document 2026 1731

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Rev Transfer Tax \$588.00  
Rev Stamp# 207 DOV# 196

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$367,720

**Preparer:** David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (9651RE)

**Return To:** Beef Creek, LLC, 34119 Maple Ridge Road, Adel, IA 50003

**Taxpayer Information:** Beef Creek, LLC, 34119 Maple Ridge Road, Adel, IA 50003

MSW188825

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**TRUSTEE WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Andrée D. Sandahl, as Trustee of the Andrée Sandahl Revocable Trust**, does hereby convey its undivided one-half interest in the following described real estate to **Beef Creek, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa:

**Parcel "C" located in the Northeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 63.419 acres, as shown in Plat of Survey filed in Book 2026, Page 1236 on May 4, 2026, in the Office of the Recorder of Madison County, Iowa.**



**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.

