Document 2026 1733

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Date 6/12/2026 Time 12:09:13PM
Rec Amt $7.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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 Cash188825

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PURCHASER'S AFFIDAVIT

RE: **Parcel "C" located in the Northeast Quarter (¼) 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.**

Address: **0000 Macksburg Road, Lorimor, IA 50149**

I, **Spencer Vandeberg, as Manager/Member of Beef Creek, LLC**, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. I have relied upon the Affidavits from Andrée D. Sandahl, as Trustee of the Andrée Sandahl Revocable Trust AND Curt L. Sandahl, as Trustee of the Curt Sandahl Revocable Trust, dated the 10th day of June, 2026. I have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated: 6-9-26

Spencer Vandeberg, Affiant

STATE OF IOWA)
) ss:
COUNTY OF DALLAS)

This record was acknowledged before me on 6/9/2026, by Spencer Vandeberg.

WILL F. COOPER
Commission Number 868892
My Commission Expires
November 12, 2028

Notary Public in and for said State