



BK: 2019 PG: 1686
Recorded: 6/7/2019 at 10:31:38.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$18.40
LISA SMITH RECORDER
Madison County, Iowa

Prepared By: Katherine E. McKain, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information/Return to: Edgewater Farms, LLC, 824 Brooks Road, Iowa Falls, Iowa 50126

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, the Andree D. Sandahl, as Trustee of the Andree Sandahl Revocable Trust ("Grantor"), does hereby convey to Edgewater Farms, LLC, an Iowa limited liability company ("Grantee"), all of its undivided one-half interest in the following described real estate in Madison County, Iowa (the "Real Estate"):

COUNTY AUDITOR'S PARCEL LETTER 'C' LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FIELD OF RECORD IN THE OFFICE OF THE MADISON COUNTY RECORDER ON APRIL 26, 2019, IN BOOK 2019, AT PAGE 1193.

Grantor hereby covenants with Grantee, 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 undersigned, on behalf of Grantor, further warrants to Grantee 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 undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such 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: May 31, 2019

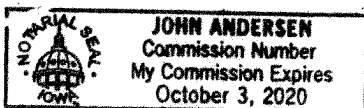
GRANTOR:

ANDREE SANDAHL REVOCABLE TRUST

By: Andree D. Sandahl
Andree D. Sandahl, Trustee

STATE OF Iowa)
) SS:
COUNTY OF Madison)

This record was acknowledged before me on May 31, 2019 by Andree D. Sandahl, as Trustee of the Andree Sandahl Revocable Trust.



John Andersen
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA