

CONSIDERATION \$250,000

**BK: 2019 PG: 3583**  
**Recorded: 11/8/2019 at 8:49:02.0 AM**  
**Pages 2**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$399.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Eric D. Reinhart, 207 N. 5th Street, PO Box 37, Guthrie Center, Iowa 50115  
Phone: (641) 332-2216

**Taxpayer Information:** (name and complete address)

Curt & Andree Sandahl, 3043 Heritage Ave, Lorimor, IA 50149

**Return Document To:** (name and complete address)

Eric D. Reinhart, 207 N. 5th Street, PO Box 37, Guthrie Center, Iowa 50115

**Grantors:**

Vais Farms, L.L.C.

**Grantees:**

Andree Sandahl Revocable Trust and Curt Sandahl Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**Warranty Deed**  
(Corporate/Business Entity Grantor)

For the consideration of One and 00/100 Dollar(s) and other valuable consideration, Vais Farms, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Andree Sandahl as Trustee of the Andree Sandahl Revocable Trust and Curt Sandahl as Trustee of the Curt Sandahl Revocable Trust the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; **AND** a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 7.427 acres, as show in Plat of Survey filed in Book 2007, Page 532 on February 7, 2007, in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seventeen (17), lying East of the main channel of Grand River as the same now runs through said 40-acre tract, **EXCEPT** the following described tract: Beginning at the Northeast corner of the Southeast Quarter (1/4) of said Section Seventeen (17), thence South 70.0 feet, thence West 751.6 feet to the centerline of the main channel of Grand River, thence North 70.0 feet, thence East 751.6 feet to the point of beginning and containing 1.21 acres, more or less; subject to and together with any and all easements, restrictions, and covenants of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: November 7, 2019.

Vais Farms, L.L.C.

By: Gary Vais  
Gary Vais, Manager

STATE OF IOWA, COUNTY OF Guthrie

This record was acknowledged before me on November 7, 2019, by Gary Vais as Manager of Vais Farms, L.L.C.

Eric D. Reinhart  
Signature of Notary Public

