



Document 2024 2973

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Date 12/09/2024 Time 2:56:21PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 422 DOV# 415

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$150,000

Preparer Information: Mason J. Ouderkirk, 108 S. Howard St, P.O. Box 156, Indianola, IA 50125, Phone: (515) 961-5315

Taxpayer Information: Scott William Cox and Crystal Kay Casner-Cox, 321 1st Street NW, Hampton, IA 50441

Return Address: Scott William Cox and Crystal Kay Casner-Cox, 321 1st Street NW, Hampton, IA 50441

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TRUSTEES' WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Curt L. Sandahl, as Trustee of the Curt Sandahl Revocable Trust dated May 8, 2018, and Andree D. Sandahl, as Trustee of the Andree D. Sandahl Revocable Trust dated May 8, 2018, do hereby convey to Scott William Cox and Crystal Kay Casner-Cox, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate situated in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8); Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



Subject to easements, encroachments, public ways, covenants, and restrictions of record.

This Deed is given and accepted in full and complete satisfaction of the Purchase Agreement accepted by Grantors on November 8, 2024.

The conveyance of the real estate is and shall be "as is", "where is" and with no warranties as to fitness for any particular purpose. Grantees shall defend, indemnify and hold Grantors harmless from and concerning any future claim, suit, action or proceeding relating to or concerning the condition of the real estate.

The Grantors hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. Each of the undersigned Grantors hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate as stated above.

The Grantors further warrant to the Grantees all of the following: That the Trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the Grantors the persons creating the Trusts were under no disability or infirmity at the time the Trusts were created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know of no facts or legal claims which might impair the validity of the Trusts or the validity of the transfer.

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

Dated: 12-9-24.

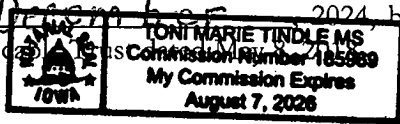
Curt L Sandahl Trustee
Curt L. Sandahl, as Trustee of the Curt Sandahl Revocable Trust dated May 8, 2018, Grantor

Dated: 12-9-24.

Andree D. Sandahl Trustee
Andree D. Sandahl, as Trustee of the Andree D. Sandahl Revocable Trust dated May 8, 2018, Grantor

STATE OF IOWA, COUNTY OF Madison :

This instrument was acknowledged before me on the 9 day of December, 2024, by the said Curt L. Sandahl, as Trustee of the Curt Sandahl Revocable Trust dated May 8, 2018.



Toni Marie Tindle
Notary Public In and For the State of Iowa

STATE OF IOWA, COUNTY OF Madison :

This instrument was acknowledged before me on the 9 day of December, 2024, by the said Andree D. Sandahl, as Trustee of the Andree D. Sandahl Revocable Trust dated May 8, 2018.



Toni Marie Tindle
Notary Public In and For the State of Iowa