



Document 2025 3250

Book 2025 Page 3250 Type 03 001 Pages 3
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Rev Transfer Tax \$959.20
Rev Stamp# 441 DOV# 445

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$600,000⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Millstream Farms, LLC, 721 North 14th Avenue, Winterset, IA 50273

Return Document To: Millstream Farms, LLC, 721 North 14th Avenue, Winterset, IA 50273

Grantors: Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019

Grantees: Millstream Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Six Hundred Thousand Dollar(s) and other valuable consideration, Stephen B. Utsler and Corey W. Utsler, Co-Trustees of Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019, does hereby Convey to Millstream Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "K" located in the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 50.51 acres, as shown in Plat of Survey filed in Book 2025, Page 3010 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

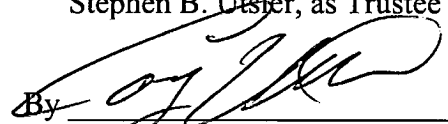
Dated: 11/25/25

Larry H. Utsler and Michelle J. Utsler Family
Trust dated June 12, 2019

By

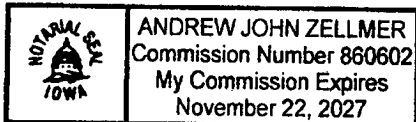

Stephen B. Utsler, as Trustee

By


Corey W. Utsler, as Trustee

STATE OF IOWA, COUNTY OF Polk

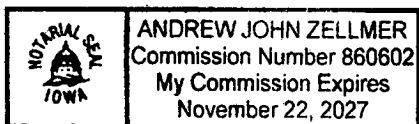
This record was acknowledged before me on 11/25/25,
by Stephen B. Utsler, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/25/25,
by Corey W. Utsler, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public