

BK: 2019 PG: 2436  
Recorded: 8/8/2019 at 9:16:16.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Rhonda L. Nemmers  
330 N.E. Oak Avenue  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Earlham Building Center, Inc.

**Grantees:**

Rhonda L. Nemmers

**Legal description:**

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



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, EARLHAM BUILDING CENTER, INC., a corporation organized and existing under the laws of the State of Iowa does hereby Convey to RHONDA L. NEMMERS

the following described real estate in Madison County, Iowa:

Parcel "Q" located in Lot 4 of Arnburg Estates, an Official Plat, in the City of Earlham, Madison County, Iowa, as shown in Plat of Survey filed in Book 2019, Page 1710 on June 10, 2019, in the Office of the Recorder of Madison County, Iowa.

Pursuant to Section 428A.2(10), Code of Iowa, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements since it supplements the deed previously recorded in Book 2019, Page 1711, in the Office of the Recorder of Madison County, Iowa.

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 on August 7, 2019.

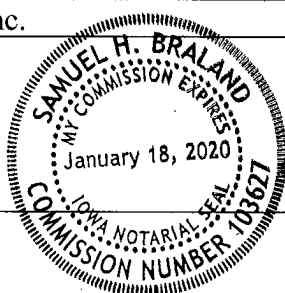
Earlham Building Center, Inc., a(n) Iowa corporation

By Gary A. Arnburg, President

By Andrew Arnburg, Treasurer

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 7, 2019, by Gary A. Arnburg and Andrew Arnburg as President and Treasurer of Earlham Building Center, Inc.



Signature of Notary Public