



Document 2021 1246

Book 2021 Page 1246 Type 03 001 Pages 3

Date 3/26/2021 Time 11:35:47AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 130 DOV# 132

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 200,000

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

Preparer Information:

David L. Jungmann, 113 W. Iowa St., PO Box 329, Greenfield, IA 50849, Phone: 641-743-6195

^{1/2}
Taxpayer Information:

Robert L. Gitzen, III and Gabrielle Gitzen, 1105 York Ave., Dexter, IA 50070

^{1/2}
Return Document To:

David L. Jungmann, 113 W. Iowa St., PO Box 329, Greenfield, Iowa 50849

Grantors:

Kading, Inc.

Grantees:

Robert L. Gitzen, III and Gabrielle K. Gitzen

Legal Description:

See Page 2

Document or instrument number of previously recorded documents: n/a



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, **Kading, Inc.**, a corporation organized and existing under the laws of Iowa, does hereby Convey to **Robert L. Gitzen, III and Gabrielle K. Gitzen, husband and wife as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section Five (5), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 30.02 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 587 on February 12, 2021 in the Office of the Recorder of Madison County, Iowa.



The Corporation 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: 3-5-2021.

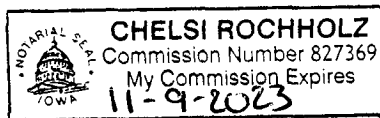
Kading, Inc., an Iowa corporation

By Ash Kading
Ashley Kading, Secretary/Treasurer

By Alex A. Kading, V.P.
Alex A. Kading, Vice President

STATE OF IOWA, COUNTY OF Guthrie

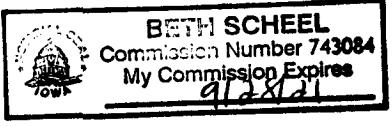
This record was acknowledged before me on 3/5/2021, by Ashley Kading, as Secretary/Treasurer of Kading, Inc., an Iowa corporation.



Chelsi Rochholz
Signature of Notary Public

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on 3/12/21, by Alex A. Kading, as Vice President of Kading, Inc., an Iowa corporation.



Beth Scheel
Signature of Notary Public