

BK: 2021 PG: 4006
Recorded: 9/24/2021 at 1:02:21.0 PM
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)

Christopher A. Klisaris, Jr. and Susan R. Klisaris
730 N.E. 4th Street
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:

Christopher A. Klisaris, Jr.
Susan R. Klisaris

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 CHRISTOPHER A. KLISARIS, JR. and SUSAN R. KLISARIS, 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:

Outlot B of Arnburg Estates, an Official Plat, in the City of Earlham, Madison County, Iowa.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 September 24, 2021.

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

By [Signature] Gary A. Arnburg, President By [Signature] Andrew Arnburg, Treasurer

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 24, 2021, by Gary A. Arnburg and Andrew Arnburg as President and Treasurer of Earlham Building Center, Inc.



[Signature]
Signature of Notary Public