

BK: 2022 PG: 27
Recorded: 1/3/2022 at 2:17:52.0 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 JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250,
Phone: 515-523-2843

Taxpayer Information: Brian C. Kading and Linda King Kading, 10660 E Acacia Drive,
Scottsdale, AZ 85255

Return Document To: William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250

Grantors: Brian C. Kading
Linda King Kading

Grantees: Brian C. Kading
Linda King Kading

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Brian C. Kading, a/k/a Brian Kading, and Linda King Kading, husband and wife, do hereby Convey to Brian C. Kading and Linda King Kading, 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:

The North Half of a tract described as follows: The Southwest Fractional Quarter (except the North 40 acres and except the East 23 acres of the South 103.14 acres thereof) in Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) (except public roads - also described as the West 80.14 acres of the South 103.14 acres of the Southwest Fractional Quarter of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) Madison County, Iowa, (except public roads). The South 33 feet of the overall tract is excluded from consideration in the above description since it is a public road.

This deed is exempt according to Iowa Code 428A.2(11).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: ~~November~~ December 29th, 2021.

Brian C. Kading
Brian C. Kading

Linda King Kading
Linda King Kading

STATE OF ARIZONA, COUNTY OF Maricopa

This record was acknowledged before me on ~~November~~ December 29th, 2021 by Brian C. Kading and Linda King Kading.

VEDA M. GUILLORY
Notary Public Arizona
Maricopa County
Commission # 611071
My Commission Expires August 28, 2025

Veda M. Guillory
Signature of Notary Public