

BK: 2023 PG: 265  
Recorded: 2/14/2023 at 11:25:24.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Commitment Number: 30168090  
Seller's Loan Number: 7440732424

This instrument prepared by: Frank P. Dec, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

Address Tax Statement To:  
**AMY SUSANNE GADBAW and KRIS ALLEN GADBAW**  
**430 NW 2ND St., Earlham, IA 50072**

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**850000401021000**

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**GENERAL WARRANTY DEED**

**Exempt: Section 428A.2(21) Deeds in which the consideration is five hundred dollars or less**

**AMY SUSANNE GADBAW A/K/A AMY S. GADBAW and KRIS ALLEN GADBAW**, wife and husband, whose mailing address is **430 NW 2nd St, Earlham, IA 50072**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **AMY SUSANNE GADBAW and KRIS ALLEN GADBAW**, wife and husband, as joint tenants, hereinafter grantees, whose tax mailing address is **430 NW 2ND St., Earlham, IA 50072**, the following real property:

**The East 75 feet of the West 151 feet of the North 150 feet of Lot One (1) in Block One (1) of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa.**  
**Property Address is: 430 NW 2nd St., Earlham, IA 50072**

Prior instrument reference: **Book 2015 Page 2367**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the

condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Feb 8, 2023

Amy Susanne Gadbaw aka Amy S. Gadbaw  
AMY SUSANNE GADBAW A/K/A AMY S. GADBAW

Kris Allen Gadbaw  
KRIS ALLEN GADBAW

STATE OF Iowa  
COUNTY OF Madison

The foregoing instrument was acknowledged before me on Feb 8, 2023 by **AMY SUSANNE GADBAW A/K/A AMY S. GADBAW** and **KRIS ALLEN GADBAW** who is personally known to me or has produced Driver License / social security as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

David K. Namink  
Notary Public

