



Document 2024 3140

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Date 12/26/2024 Time 3:35:46PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,023.20
Rev Stamp# 441

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Garry G. and Julie A. Naberhaus, 1160 Cottonwood Avenue, Dexter, Iowa 50070
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$640,000.00 and no/100ths Dollar(s) and other valuable consideration, **KADING, INC.**, a corporation organized and existing under the laws of Iowa, does hereby Convey to **GARRY G. NABERHAUS and JULIE A. NABERHAUS, 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 Southwest Quarter (¼) of the Northwest Quarter (¼) of Section 9, Township 77 North, Range 29 West of the 5th P.M., 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: December 23, 2024.

KADING, INC.
an Iowa corporation

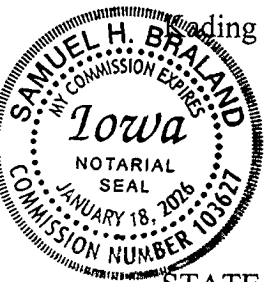
By Ashley B. Kading
Ashley B. Kading, Secretary/Treasurer

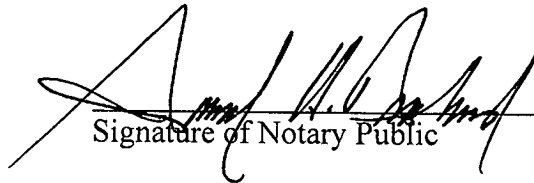
By Alex A. Kading, V.P.
Alex A. Kading, Vice President

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement

STATE OF IOWA, COUNTY OF POLK, ss:

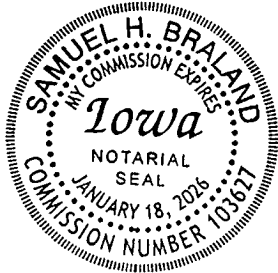
This record was acknowledged before me on December 23, 2024, by Ashley B. Kading as Secretary and Treasurer of Kading, Inc.

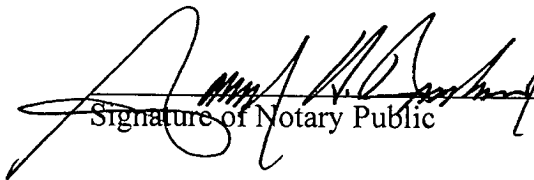



Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on December 23, 2024, by Alex A. Kading as Vice President of Kading, Inc.




Signature of Notary Public