



\$1,040,000.00



Document 2024 3141

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Date 12/26/2024 Time 3:36:48PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,663.20

ANNO

Rev Stamp# 442 DOV# 433

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Kading, Inc.

1491 Jordan Avenue

Casey, Iowa 50048

Return Document To:

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Garry G. Naberhaus

Julie A. Naberhaus

Grantees:

Kading, Inc.

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1,040,000.00. and no/100ths----- Dollars and other valuable consideration, GARRY G. NABERHAUS and JULIE A. NABERHAUS, husband and wife, do hereby convey to: KADING, INC., a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northwest Quarter (1/4) of Section 32, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

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.

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.

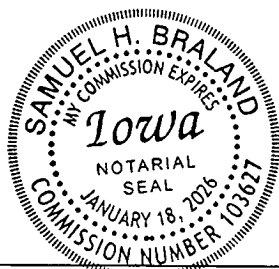
Dated: 23rd day of December, 2024.

Garry G. Naberhaus (signature and name)

Julie A. Naberhaus (signature and name)

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 23rd day of December, 2024 by Garry G. Naberhaus and Julie A. Naberhaus, husband and wife.



Samuel H. Braland (signature)
Notary Public