

\$2,498,000.00

BK: 2024 PG: 3164

Recorded: 12/30/2024 at 10:18:45.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$3,996.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Garry G. Naberhaus

Julie A. Naberhaus

1160 Cottonwood Avenue

Dexter, Iowa 50070

Return Document To:

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Lois J. Heimberger Trust

Grantees:

Garry G. Naberhaus

Julie A. Naberhaus

Legal Description: See Page 2



**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of \$2,498,000.00 and no/100ths----- Dollar(s) and other valuable consideration, Julie Ann Naberhaus, Trustee of the **LOIS J. HEIMBERGER TRUST** dated **August 10, 2016**, 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 Southeast Quarter (SE $\frac{1}{4}$) and the East 23 acres of the South 103 acres of the Southwest Fractional Quarter (SWFr $\frac{1}{4}$) of Section Thirty (30) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

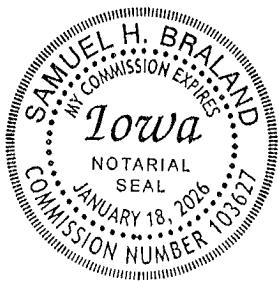
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

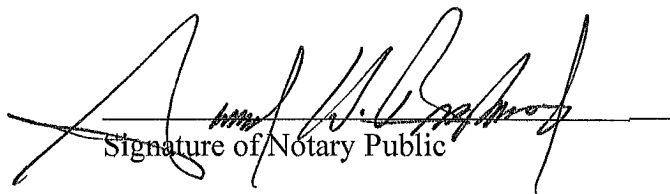
Dated: December 23, 2024.


Julie Ann Naberhaus, Trustee

STATE OF IOWA, COUNTY OF IOWA: ss

This record was acknowledged before me on December 23, 2024, by Julie Ann Naberhaus as Trustee of the above-entitled trust.




Signature of Notary Public