



Document 2014 34

Book 2014 Page 34 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$2,239.20

Rev Stamp# 8 DOV# 8

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

**\$1,400,000**

**Preparer Information:** (name, address and phone number)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, (515) 523-2843

**Taxpayer Information:** (name and complete address)

Kading Inc., 1491 Jordan Avenue, Casey, Iowa 50048

**Return Document To:** (name and complete address)  
Bump Law Firm, PO Box 366, Stuart, Iowa 50250

**Grantors:**

Carter Farms of Dexter Incorporated

**Grantees:**

Kading, Inc.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents**

William E. Bump

## Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Carter Farms of Dexter Incorporated, a(n) Iowa Corporation organized and existing under the laws of Iowa does hereby Convey to Kading, Inc., the following described real estate in Madison County, Iowa:

The Fractional West Half (1/2) of the Northwest Quarter (1/4); the West Half (1/2) of the Southwest Quarter (1/4), and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5); AND a tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), more particularly described as follows to-wit: Commencing at the Southeast corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), running thence North 20 Rods, thence West to the edge of the water in North River at low water mark, thence in a Southerly direction along the East edge of the water in said North River to half-section line; thence East to the place of beginning; All in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Subject to any easements, restrictions or covenants of record, and subject to any discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a correct survey, map and inspection of the property would disclose and which are not shown by public record.

This deed is executed and delivered by Grantor to Grantees in full satisfaction of the Real Estate Contract, a Memorandum of which was filed in the Office of the Madison County Recorder on the 18<sup>th</sup> day of June, 2013 in Book 2013 at Page 1811.

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 27, 2013

**Carter Farms of Dexter Incorporated**

By Janice L. McKibbin, Vice President  
Janice L. McKibbin, Vice President and Secretary

STATE OF IOWA, COUNTY OF ADAIR, ss-

This record was acknowledged before me this 27<sup>th</sup> day of December, 2013, by Janice L. McKibbin, as Vice President and Secretary of Carter Farms of Dexter Incorporated.



Deleene E. Egger  
Signature of Notary Public