

BK: 2026 PG: 1875
Recorded: 6/24/2026 at 8:22:05.0 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

Return To: Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Cody T. Donnelly and Abigail L. Donnelly, 450 N.E. Cherry Ave, Earlham, Iowa 50072
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 \$1.00 and no/100ths Dollar(s) and other valuable consideration, **EARLHAM BUILDING CENTER, INC.**, a corporation organized and existing under the laws of the State of Iowa, does hereby Convey to **CODY T. DONNELLY and ABIGAIL L. DONNELLY, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Lot Three (3) of Arnburg Estates, an Official Plat in the City of Earlham, Madison County, Iowa.

Consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax, and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

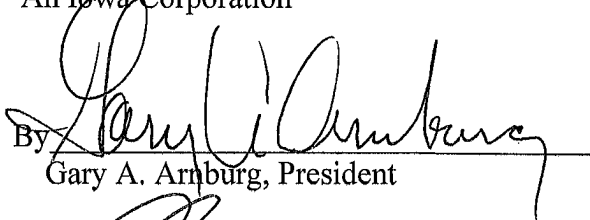
This deed supplements a deed recorded in Book 2026, Page 1725, in the Office of the Recorder of Madison County, Iowa for title clarification purposes.

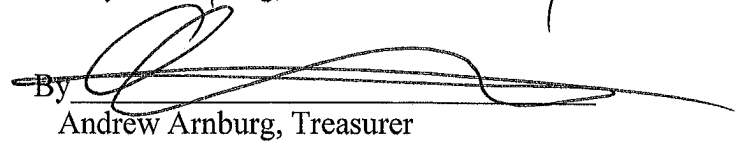
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: 23 day of June, 2026.

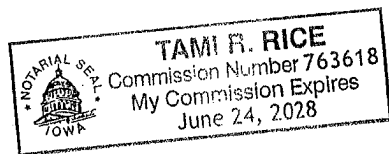
EARLHAM BUILDING CENTER, INC.
An Iowa Corporation

By 
Gary A. Arnburg, President

By 
Andrew Arnburg, Treasurer

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on the 23 day of June, 2026, by Gary A. Arnburg and Andrew Arnburg as President and Treasurer of Earlham Building Center, Inc.




Signature of Notary Public