

BK: 2021 PG: 1201
Recorded: 3/24/2021 at 8:38:42.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 432798568

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 9078 Union Centre Blvd.,
Suite 350, West Chester, Ohio 45069. Phone: 513.247.9605

Address Tax Statement To:

Randall A. Erdman and Ruth Erdman
2539 120th St, Van Meter, IA 50261

After Recording Return To:

SingleSource Property Solutions
1000 Noble Energy Drive
Suite 300, Canonsburg, PA 15317
P. 866.620.7577

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11102106800200001

QUITCLAIM DEED

Exempt: Section 428A.2(11) Deed between husband and wife without actual consideration.

Randall A. Erdman, married, whose mailing address is **2539 120th St, Van Meter, IA 50261**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Randall A. Erdman and Ruth Erdman**, a married couple, hereinafter grantees, whose tax mailing address is **2539 120th St, Van Meter, IA 50261**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Parcel "C" in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.006 acres, as shown in Plat of Survey filed in Book 3, Page 198 on March 26, 1998, in the Office of the Recorder of Madison County, Iowa.

Property Address is: 2539 120th St, Van Meter, IA 50261

Prior instrument reference: **Official Records Book 2005, Page 2554**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.


The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

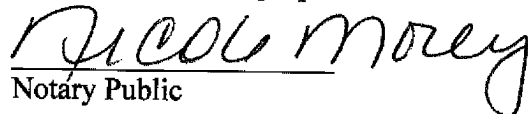
Executed by the undersigned on MAR 17, 20 21.


Randall A. Erdman


Ruth Erdman

STATE OF Iowa
COUNTY OF POIK

The foregoing instrument was acknowledged before me on March 17, 20 21 by **Randall A. Erdman and Ruth Erdman**, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.


Notary Public

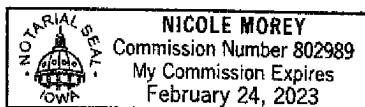


EXHIBIT A

Parcel "C" in the Southeast Quarter (1/4) of the Southwest Quarter (1A) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.006 acres, as shown in Plat of Survey filed in Book 3, Page 198 on March 26, 1998, in the Office of the Recorder of Madison County, Iowa.