



Document 2021 1608

Book 2021 Page 1608 Type 03 001 Pages 3

Date 4/19/2021 Time 12:31:12PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,479.20 ANNO

Rev Stamp# 170 DOV# 171 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

925,000

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

¹/₂ **Taxpayer Information:** Jeremy Klobnak and Amanda Klobnak, 1515 Madisyn Circle, Winterset, IA 50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

Eric Toland

Grantees:

Jeremy Klobnak and Amanda Klobnak

Legal Description: See 2nd Page

Document or instrument number if applicable:

Return To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273
Taxpayer: Jeremy Klobnak and Amanda Klobnak, 1515 Madisyn Circle, Winterset, IA 50273
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED JOINT TENANCY

For the consideration of Nine Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Scott Eric Toland, Single, does hereby Convey to Jeremy Klobnak and Amanda Klobnak, 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:

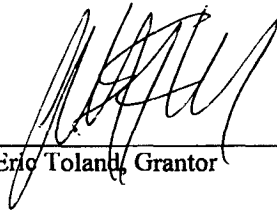
Parcel "C" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 44.87 acres, as shown in Plat of Survey filed in Book 2004, Page 972 on March 4, 2004, in the Office of the Recorder of Madison County, Iowa.



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: 4/12/21



Scott Eric Toland, Grantor

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____ by Scott Eric Toland.

Signature of Notary Public

see attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura }

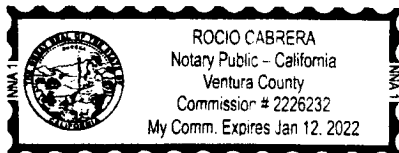
On April 12, 2021 before me, Rocio Cabrera Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Scott Eric Roland
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Joint Tenancy

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____