

BK: 2023 PG: 725  
Recorded: 4/11/2023 at 3:40:05.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.75  
Combined Fee: \$20.75  
Revenue Tax: \$23.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$15,000.00**

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
**Recorder's Cover Sheet**

**Preparer Information:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,  
Phone: 515-223-6000

**Taxpayer Information:** Jeffrey Tolsdorf, 5513 NW Aurora Ave. #2, Building 3 Apt. 302, Des  
Moines, IA 50310

**Return Document To:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

**Grantors:** Barad Development Inc.

**Grantees:** Jeffrey Tolsdorf

**Legal Description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Barad Development Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Jeffrey Tolsdorf, a single person, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to covenants, restrictions and encumbrances of record.

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: 4/11/23

Barad Development Inc., an Iowa corporation

By *Oliver Bardwell, President*  
Oliver Bardwell, President

STATE OF IOWA, COUNTY OF *Nolk*

This record was acknowledged before me on *4/11/2023*,  
by Oliver Bardwell, as President, of Barad Development Inc. a corporation.

*Brett T. Osborn*  
Signature of Notary Public

