



Document 2013 644

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$535.20

Rev Stamp# 55 DOV# 52

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

## WARRANTY DEED

### Recorder's Cover Sheet

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324  
(515-271-7766)

**\$ 335,000.00**

Taxpayer Information: **Dorothy A. Flores - 2912 Woodland Ave., Truro, IA 50257**

✓ Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA  
50324

Grantors:  
Joan L. Nold  
Roger M. Nold

Grantees:  
Dorothy A. Flores  
Zola Flores Schultz

Legal Description: See Page 2

# WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Joan L. Nold and Roger M. Nold, wife and husband, do hereby convey to Dorothy A. Flores, a single person, and Zola Flores Schultz, a married person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "E", located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 22.33 acres, as shown in Plat of Survey filed in Book 3, Page 615 on August 9, 2000, in the Office of the Recorder of Madison County, Iowa.

Property Address: 2912 Woodland Ave., Truro, 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: 2-24-2013

Joan L. Nold  
Joan L. Nold (Grantor)

Roger M. Nold  
Roger M. Nold (Grantor)

STATE OF Iowa, Madison COUNTY, ss:

On this 24<sup>th</sup> day of February, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan L. Nold and Roger M. Nold, wife and husband, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Andrea Miller  
Notary Public in and for said State

