



Document 2013 2407

Book 2013 Page 2407 Type 03 001 Pages 3

Date 8/15/2013 Time 1:14 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$380.00

Rev Stamp# 232 DOV# 239

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Andrew J. and Daniella K. Noland, 1928 Macksburg Road, Lorimor, IA 50149



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$238,000.00----- Dollar(s) and other valuable consideration,
Rodney J. Kadrmas and Eileen Robin Kadrmas, Husband and Wife

do hereby
Convey to Andrew J. Noland and Daniella K. Noland,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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.

Rodney J. Kadrmas

(Grantor)

Dated: 8/8/2013

Eileen Robin Kadrmas

(Grantor)

STATE OF CALIFORNIA, COUNTY OF _____

This instrument was acknowledged before me on _____, by Rodney J. Kadrmas

_____, Notary Public

*personally appeared before me Eileen Robin Kadrmas on August 10, 2013.
state of new york County - Erie Ruth L Flury*

(This form of acknowledgment for individual grantor(s) only)

RUTH L. FLURY
Notary Public - State of New York
No. 01-FL6179139
Qualified in Erie County
My Commission Expires 12/24/2015

1/2

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

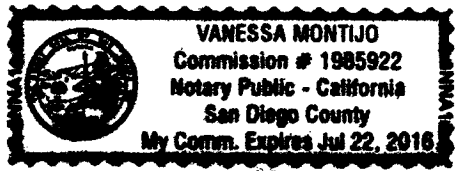
State of California

County of San Diego

On August 8, 2013 before me, Vanessa Montijo, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rodney J. Kadrmaz
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.

Signature: Vanessa Montijo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed - Joint Tenancy

Document Date: August 8, 2013 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <p style="text-align: center; font-weight: bold; font-size: small;">RIGHT THUMBPRINT
OF SIGNER</p> <p style="text-align: center; font-size: x-small;">Top of thumb here</p> | <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <p style="text-align: center; font-weight: bold; font-size: small;">RIGHT THUMBPRINT
OF SIGNER</p> <p style="text-align: center; font-size: x-small;">Top of thumb here</p> |
|---|---|---|---|

Signer Is Representing: _____ Signer Is Representing: _____

Addendum

1. The Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that part conveyed for road purposes and Public Highway, described as beginning at the northwest corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15); thence South 75.0 feet; thence East 330.4 feet; thence North 5.0 feet; thence East 1003.0 feet; thence North 70.0 feet; thence West 1333.4 feet to the point of beginning and containing 0.65 acres, more or less, exclusive of the present established highway

