



Document 2022 3602

Book 2022 Page 3602 Type 06 039 Pages 4
Date 12/12/2022 Time 10:56:51AM
Rec Amt \$22.00

INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (7289RE)

✓ **Return To:** Alex Broadbent and Jodi Broadbent, 410 Iowa St., St. Charles, IA 50240

Taxpayer Information: Alex Broadbent and Jodi Broadbent, 410 Iowa St., St. Charles, IA 50240

AMENDED DEED RESTRICTION

RE: The Northwest Quarter (1/4) of the Southwest Quarter (1/4); AND all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying South of the public highway located therein; AND the West Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4); ALL in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2005, Page 2379 on May 26, 2005, in the Office of the Recorder in Madison County, Iowa.

The undersigned, Patricia Denise Tull and Mitchell L. Tull, a married couple; Angela Janiece Smith, a single person; the grantors (hereinafter "Grantors") of a Warranty Deed including a Deed Restriction filed June 28, 2021 in Book 2021, Page 2658, attached hereto as "Exhibit A"; and Alex Broadbent and Jodi Broadbent, a married couple; the grantees (hereinafter "Grantees") of above referenced Warranty Deed and Deed Restriction, hereby agree to the following amendments to the Deed Restriction:

1. The property included in the Warranty Deed and covered by the Deed Restrictions, and referenced above, shall not be subdivided into more than 3 parcels and shall not be developed to include any more than one residential dwelling per 40 acre parcel.
2. The property can be divided into 2 or 3 parcels for purposes of obtaining financing to build a residence on the property, but no more than one residence will be constructed per original 40 acre parcel.
3. These restrictions shall expire June 30, 2036 or upon the death of Alex Broadbent, whichever occurs first.

In the event the language in this Amendment conflicts with any language in the original Warranty Deed with Deed Restriction, the language in this Amendment shall be controlling.

STATE OF FLORIDA)
COUNTY OF MARION)



Dated: 11/09/2022

Patricia Denise Tull
Patricia Denise Tull

Mitchell L. Tull
Mitchell L. Tull

SUBSCRIBED AND SWORN to before me this 9th day of NOVEMBER, 2022 by Patricia Denise Tull and Mitchell L. Tull.

DONE IN PHYSICAL PRESENCE ✓

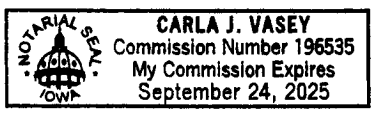
Mariana Govea
Notary Public in and for said State FLORIDA

STATE OF IOWA)
COUNTY OF IOWA) ss:

Dated: November 21, 2022

Angela Janiece Smith
Angela Janiece Smith

SUBSCRIBED AND SWORN to before me this 21st day of November, 2022 by Angela Janiece Smith.



Carla J. Vasey
Notary Public in and for said State

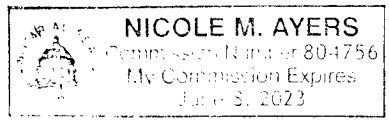
STATE OF IOWA)
COUNTY OF Polk) ss:

Dated: 12/5/22

Alex Broadbent
Alex Broadbent

Jodi Broadbent
Jodi Broadbent

SUBSCRIBED AND SWORN to before me this 5th day of December, 2022 by Alex Broadbent and Jodi Broadbent.



Nicole M. Ayers
Notary Public in and for said State



Document 2021 2658

Book 2021 Page 2658 Type 03 001 Pages 2

Date 6/28/2021 Time 12:05:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$908.80

Rev Stamp# 294 DOV# 292

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Alex Broadbent and Jodi Broadbent, 2523 225th Trail, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912

1/4

WARRANTY DEED JOINT TENANCY

CTY110477

For the consideration of \$568,140.00 Dollar(s) and other valuable consideration, Patricia Denise Tull and Mitchell L. Tull, Wife and Husband, and Angela Janiece Smith, a Single Person, do hereby Convey to Alex Broadbent and Jodi Broadbent, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4); AND all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying South of the public highway located therein; AND the West Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4); ALL in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2005, Page 2379 on May 26, 2005, in the Office of the Recorder in Madison County, Iowa.



Subject to the following restrictions: The real estate shall not subdivided and shall not be developed to include any more than one residential dwelling per 40 acre parcel. These restrictions shall expire June 30, 2036 or upon the death of Alex Broadbent, whichever occurs last, but in no event beyond June 30, 2042.

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: June 24, 2021.

Patricia Denise Tull

Patricia Denise Tull, Grantor

Mitchell Tull

Mitchell Tull, Grantor

Angela Janiece Smith

Angela Janiece Smith, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 24, 2021 by Patricia Denise Tull and Mitchell Tull.



Carla J Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 24, 2021 by Angela Janiece Smith.



Jane E Rosien
Signature of Notary Public