



Document 2013 867

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$478.40

Rev Stamp# 77 DOV# 77

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

\$ 299,250.00

Preparer Information: (Name, address and phone number)

Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, Phone: (641) 782-7007

Taxpayer Information: (Name and complete address)

James C. Eller, 623 West Green, Winterset, IA 50273

Return Document To: (Name and complete address)

✓ James C. Eller, 623 West Green, Winterset, IA 50273

Jordan, Oliver & Walters, PO Box 230, Winterset, Ia 50273

Grantors:

Rod Abell

Nancy Abell

Grantees:

James C. Eller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and No/100ths (\$1.00) Dollar(s) and other valuable consideration,
ROD ABELL and NANCY ABELL, husband and wife,

JAMES C. ELLER do hereby Convey to

the following described real estate in MADISON County, Iowa:

Parcel "A" located in the Fractional Northwest Quarter (Fr. NW $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 90.000 acres, as shown in Plat of Survey filed in Book 2013, Page 463 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa.

Sellers reserve, create and place the following covenant upon the above real estate:

Grantee, his heirs, successors and assigns shall not build a livestock confinement facility nor allow commercial manure spreading on the property. This covenant shall run with the land and continue as long as Rod Abell and/or Nancy Abell or any of their children reside at 3115 Applewood Avenue, Macksburg, Iowa, which lies adjacent to the above real estate.

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: 3/26/13

Rod Abell (Grantor)

Nancy Abell (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 3/26/13, by Rod Abell and Nancy Abell, husband and wife,



Notary Public