



Document 2016 2021

Book 2016 Page 2021 Type 03 001 Pages 3

Date 7/14/2016 Time 8:39:41AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$98.40

Rev Stamp# 267 DOV# 272

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$62,000

WARRANTY DEEDReturn to: Tom W. George, 3737 Westown Parkway, Suite 2D, West Des Moines, IA 50266Preparer: Tom George 3737 Westown Pkwy Suite 2D West Des Moines IA 515-327-0370Taxpayer: Jacob Ross Huney, 7118 Dakota Drive, West Des Moines, IA 50266For the consideration of 62,000.00 Dollar(s) and other valuable consideration, David J. Elgin and Gayle S. Elgin, marriedJacob Ross Huney, single do hereby Convey tothe following described real estate inMadison County, Iowa:

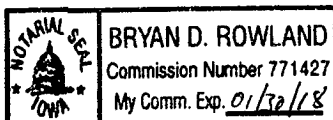
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on 7-8-16David J. Elgin

David J. Elgin (Grantor)

Gayle S. Elgin

Gayle S. Elgin (Grantor)

STATE OF IOWA, COUNTY OF POLKThis record was acknowledged before me on 7/8/16, by David J. Elgin
and Gayle S. ElginBryan D. Rowland
Signature of Notary Public

LEGAL DESCRIPTION-ELGIN TO HUNEY

Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa

It is mutually agreed by the parties hereto their heirs and assigns that Parcel B and Lot 2 of Southern Corner cannot be further subdivided to create any further lots. This restriction to run with the land.

Restrictions for Lot 2 and the 7.74 acres (Parcel B) adjoining Southern
Corner Subdivision, Madison County, Iowa
April 13, 2016

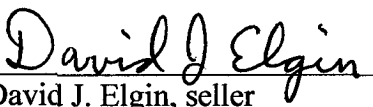
The following restrictions are for Lot 2 and Parcel B, (7.74 acres adjoining Southern Corner Subdivision) located in Madison County, Iowa. These restrictions will run with the land:

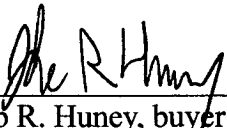
Lot 2 and the Parcel B acres can't be split to form another residential property.
No more than six total heads of livestock. (Horses, cattle, hogs, or any other large animal).
No Livestock will be permitted to access the creek.
No more than ten total fowl.
No more than four total cats or dogs.
No commercial raising or breeding of any animals.
If Lot 2 and Parcel B owner wants a fence; it will be at their expense.
Any dwelling will require a basement or be a permanent structure, no trailers or mobile homes.
Owner of Lot 2 and Parcel B may not object to any further development (sub-division) of the adjoining property to the north.

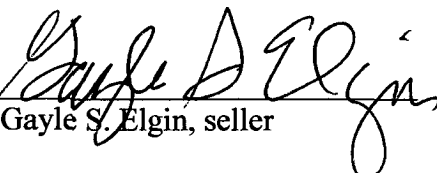
As owner or occupant of the land described above, the owner is aware that the owner must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the County Soil and Water Conservation District pursuant to Section 161A.43 and 161A.44 of the Code of Iowa.

The owner is aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

The owner of Lot 2 and Parcel B assumes responsibility for all land disturbing activities conducted on this property by themselves, or other people, or entities on the owner's behalf.


David J. Elgin, seller


Jacob R. Huney, buyer


Gayle S. Elgin, seller