

\$760,000.00

BK: 2023 PG: 1459
Recorded: 6/26/2023 at 9:50:00.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$1,215.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: ELLSTON PROPERTIES, LLC, 5550 Wild Rose Lane, Suite 400,
West Des Moines, IA 50266

Return Document To: ELLSTON PROPERTIES, LLC, Wild Rose Lane, Suite 400, West Des
Moines, IA 50266

Grantors: BRAD E. JONES and JULIE K. JONES

Grantees: ELLSTON PROPERTIES, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, BRAD E. JONES and JULIE K. JONES, husband and wife, do hereby Convey to ELLSTON PROPERTIES, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot One (1) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa, EXCEPT Parcel "J" a part of said Lot One (1), containing 1.141 acres, as shown in a Plat of Survey filed in Book 2004, Page 4919 on October 19, 2004, in the Office of the Recorder of Madison County, Iowa, AND

The North 75 feet of Lot One (1) of Helen McCall Huntoon Addition Plat One to the City of Winterset, Madison County, Iowa, AND

An easement for construction, maintenance and reconstruction of sewer service and any other utility-type service over the East 10 feet of the remainder of Lot One (1) described above subject to a driveway easement, including the right to construct, maintain and reconstruct a driveway, over the following described property: Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon Addition Plat No. 1, City of Winterset, Madison County, Iowa, thence along the West line of said Lot 1, South 00°31'00" East 52.0 feet to the Point of Beginning of a Driveway Easement; thence South 71°25'10" East 72.54 feet to the South line of the North 75 feet of said Lot 1; thence, along said South line, North 89°54'09" West 68.56 feet to the West line of said Lot 1; thence North 00°31'00" West 23.0 feet to the Point of Beginning.

[Faint, illegible text, possibly a signature or date]

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.

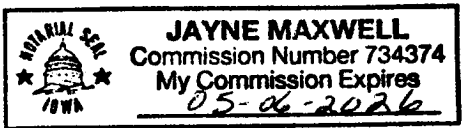
Dated: 6-23-23

Brad E. Jones
BRAD E. JONES, Grantor

Julie K. Jones
JULIE K. JONES, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 06-23-2023 by
BRAD E. JONES and JULIE K. JONES, husband and wife.



Jayne Maxwell
Signature of Notary Public