

Document 2004 5281

Book 2004 Page 5281 Type 03 01 Pages 2

Date 11/08/2004 Time 3:28 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 438 DOV# 537

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 8 DAY OF Nov 2004
Debby Cookman
DEPUTY

Preparer Information James R. Maggert, 219 SW 3rd Street, Ankeny, IA 50021, (515) 965-8161

COMPUTER RECORDED
COMPARED Phone

Individual's Name

Street Address

City



Address Tax Statement : Craig Havener 542 Wagon trail Medina
40,000 chic 44256

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, H. Lee Saveraid, a single person,

do hereby Convey to Craig Havener and Peggy Havener, husband and wife.

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

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2004, Page 5219 on November 4, 2004, in the Office of the Recorder of Madison County, Iowa,



* See attached Restrictions and Covenants for the 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.

STATE OF IOWA, ss: Madison COUNTY,

Dated: 11-5-04

On this 5 day of November 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared H. Lee Saveraid, a single person.

H. Lee Saveraid
H. Lee Saveraid (Grantor)

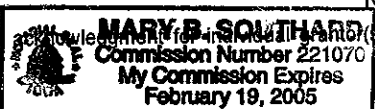
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Mary B Southard
Notary Public

(Grantor)

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



(Grantor)

Prepared by James R. Maggert, 219 SW 3rd St. Ankeny, IA 50021, (515) 965-8161

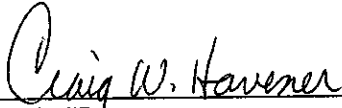
Restrictions & Covenants for the following described Real Estate:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2004, Page 5219 on November 4, 2004, in the Office of the Recorder of Madison County, Iowa.

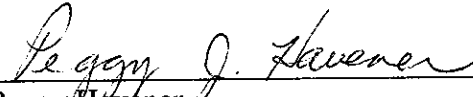


1. No mobile homes, double wides, manufactured homes, trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
2. Said covenants to be perpetual and remain with said above described real estate.
3. Craig and Peggy Havener may build shop building with apartment but must not use as residence for more than one year.


The undersigned parties hereby acknowledge said restrictive covenants.



Craig Havener



Peggy Havener



H. Lee Saveraid