

Book 2009 Page 733 Type 03 001 Pages 2
Date 3/16/2009 Time 8:43 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 48 DOV# 47

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: James R. Penny, 2009 Nature Trail, Winterset, IA 50273 <u>PO BOX 232</u>		
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731		
Taxpayer: James R. Penny, 2009 Nature Trail, Winterset, IA 50273		



WARRANTY DEED

For the consideration of \$40,000.00 Dollar(s) and other valuable consideration,
Edward M. McDaniel and Valerie S. McDaniel, Husband and Wife

do hereby
Convey to James R. Penny

the
following described real estate in Madison County, Iowa:
See I in Addendum

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: March 13 2009

Edward M. McDaniel (Grantor) Valerie S. McDaniel (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on March 13, 2009, by Edward M. McDaniel and Valerie S. McDaniel

Jerrold B. Oliver, Notary Public

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

Addendum

1. Parcel "B" a part of Parcel "A" in the Northwest Quarter of the Northwest Quarter of Section 28, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2005, Page 2158 of the Recorder's Office of Madison County, Iowa

The easement conveyed to James R. Penny contained in the Warranty Deed recorded in Deed Record 143, Page 200 and subsequently conveyed to Grantors, Edward M. McDaniel and Valerie S. McDaniel in the Warranty Deed recorded in Book 2002, Page 4116 shall remain in full force and effect in favor of Grantors.

The following restrictive covenant is hereby imposed on the above described real estate:

As long as Grantors, Edward M. McDaniel and Valerie S. McDaniel, own any portion of Parcel "A" located in the Northwest Quarter of the Northwest Quarter, Section 28, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2002, Page 3835 of the Recorder's Office of Madison County, Iowa, the Grantee, James R. Penny, his heirs, successors and assigns, shall not raise hogs on Parcel "B". This covenant shall terminate and expire when Grantors, Edward M. McDaniel and Valerie S. McDaniel, cease to own any portion of said Parcel "A".