



Document 2010 2527

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Date 10/14/2010 Time 1:07 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$91.20

Rev Stamp# 566 DOV# 638

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

1
2

Taxpayer Information: (name and complete address)

Justin R. Tindle, 512 W Jefferson, Winterset, IA 50273

Return Document To: (name and complete address)

Justin R. Tindle, 512 W Jefferson, Winterset, IA 50273

Grantors:

James C. Eller

Grantees:

Justin R. Tindle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

GW-1

WARRANTY DEED

For the consideration of \$57,500.00 Dollar(s) and other valuable consideration, James C. Eller, Single do hereby Convey to Justin R. Tindle the following described real estate in Madison County, Iowa:

Lots Six (6), Seven (7) and Eight (8) in Block One (1) of Kellison & Keeling's Addition to the Town of Winterset, Madison County, Iowa

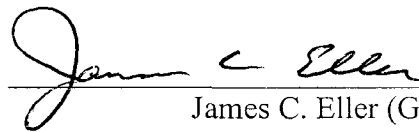


The conveyance of this Property is specifically subject to the use restrictions set forth in Exhibit "A" attached hereto which restrictions GRANTEE hereby accepts and which shall be binding upon his heirs, successors, and assigns and which shall run with the land. GRANTOR or his successors and assigns may enforce the provisions of the use restriction by injunctive relief or any other remedy available for a period of 10 years.

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.

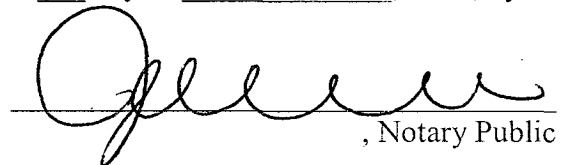
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 13 day of OCT, 2010.


James C. Eller (Grantor)

STATE OF **IOWA**, COUNTY OF **MADISON**

This instrument was acknowledged before me on this 13 day of October, 2010, by James C. Eller.


, Notary Public

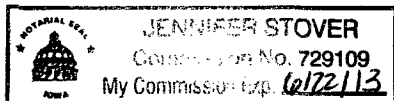


EXHIBIT "A"

USE RESTRICTIONS

Property Use. For a period of ten years said property shall not be used for any of the following purposes:

Restaurant, fast food establishment or any other type of business in which food and/or beverages are provided to customers.