



Document 2010 2832

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Date 11/10/2010 Time 12:18 PM

Rec Amt \$14.00 Aud Amt \$10.00

Rev Transfer Tax \$424.00

Rev Stamp# 598

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO ✓  
SCAN  
CHEK

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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 C. Eller, 321 N 9th St., Winterset, IA 50273

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

Taxpayer: James C. Eller, 321 N 9th St., Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$265,050.00 Dollar(s) and other valuable consideration,  
Gale P. Nicely a/k/a Gayle P. Nicely and Sylvia Lipka Nicely f/k/a Sylvia Lipka, Husband and Wife

do hereby  
Convey to James C. Eller

the  
following described real estate in Madison County, Iowa:  
See 1 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.

Gale P. Nicely  
Gale P. Nicely (Grantor)

Dated: 11/6/10  
Sylvia Lipka Nicely  
Sylvia Lipka Nicely (Grantor)

STATE OF FLORIDA, COUNTY OF Manatee  
This instrument was acknowledged before me on Saturday, 6, 2010, by Gale P. Nicely  
and Sylvia Lipka Nicely

Mary M. Werley, Notary Public  
Notary Public State of Florida  
Mary M Werley  
My Commission DD895724  
Expires 08/14/2013

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

## Addendum

1. The Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), and the East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Fourteen (14), as shown in Plat of Survey filed in Book 2, Page 714 on August 27, 1996 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D", located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Fourteen (14), as shown in Plat of Survey filed in Book 2007, Page 4535 on December 26, 2007, in the Office of the Recorder of Madison County, Iowa

This deed is satisfaction of a Real Estate Contract dated January 10, 2008, and filed January 22, 2008, in Book 2008, Page 229 of the Recorder's Office of Madison County, Iowa.