



Document 2012 614

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Date 3/02/2012 Time 7:48 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$80.80

Rev Stamp# 45 DOV# 48

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$51,000

QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273 Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

H. Lee Saveraid, 2145 310th Street, Lorimor, IA 50149

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273

Grantors:

Craig Saveraid
Marta Saveraid

Grantees:

H. Lee Saveraid

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



QUIT CLAIM DEED

For the consideration of \$51,000.00----- Dollar(s) and other valuable consideration,
Craig Saveraid and Marta Saveraid, Husband and Wife,

_____ do hereby
Quit Claim to H. Lee Saveraid

_____ all our right, title, interest, estate,
claim and demand in the following described real estate in Madison County, Iowa:
The South One-third (S $\frac{1}{3}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the
Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74), Range Twenty-seven (27)
West of the 5th P.M., Madison County, Iowa.

See Exhibit "A" attached hereto and incorporated herein by this reference.

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: February 15, 2012

Craig A. Saveraid
Craig Saveraid (Grantor)

Marta Saveraid
Marta Saveraid (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on February 15, 2012, by Craig Saveraid and Marta Saveraid

Cheyenne Johnston
Notary Public

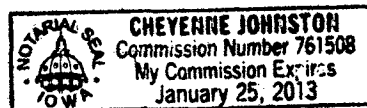


EXHIBIT "A"

ADDITIONAL TERMS & RESERVATIONS OF DEED

The Grantor hereby reserves a permanent right of first refusal option to purchase the above described real estate upon the same terms and conditions as the Grantee herein, his successors and assigns, proposes to sell or convey this real estate to any third party. The Grantee, his successors or assigns, shall notify the Grantor herein, or the Grantor's successors and assigns, at the Grantor's last known address by certified mail and by ordinary mail of the proposed third party sale or conveyance terms and the Grantor, or their successors or assigns, shall have thirty (30) days from the date of the mailing of the certified letter to accept or reject the offer. The Grantor's failure to timely reply to the offer shall be deemed a rejection of the offer and shall void this option allowing the Grantee, their successors or assigns, to proceed with the third party sale or conveyance. Upon the Grantor's timely acceptance of the offer, the parties shall execute a binding contract upon the real estate within ten (10) business days of the date of acceptance incorporating all terms of the third party offer. The Grantor's right of first refusal shall not apply to the testamentary devise of this real estate or to transfers in trust for the benefit of the Grantee, their successors or assigns. However, this option shall otherwise be binding upon the Grantee, their legal representatives, heirs, successors and assigns of the Grantee as to any other third party transactions.

The parties herein further covenant that Grantee, his successors and assigns, shall not have or maintain on the real estate any mobile home or manufactured home of any kind; shall not have or maintain on the real estate any dog kennel with a capacity for more than two (2) dogs at any time; and, shall not have or maintain at any time on the real estate any junk or inoperable or unlicensed motor vehicles and/or inoperable or unused farm machinery or equipment. These restrictions shall be a covenant running with the land binding upon the Grantee, their successors and assigns.