



Document 2012 4018

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

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

Taxpayer Information: (Name and complete address)

James C. Eller, 623 W Green, Winterset, IA 50273

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

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

Bittersweet Acres, LLC

Grantees:

James C. Eller and Michael Sobotka

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$1.00 Dollar(s) and other
valuable consideration, Bittersweet Acres, LLC

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to James C. Eller and Michael
Sobotka

the following described real estate in Madison County, Iowa:
See Legal Description Attached

This deed is exempt according to Iowa Code 428A.2(15).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: Dec 22, 2012

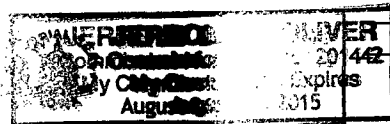
Bittersweet Acres, LLC
a(n) Limited Liability Company

By James C. Eller member manager
James C. Eller, Member-Manager

By Michael Sobotka member
Michael Sobotka, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this Dec 22, 2012
by James C. Eller and Michael Sobotka
as Member-Manager and Member-Manager, respectively
of Bittersweet Acres, LLC



Jerrold B. Oliver, Notary Public

EXHIBIT "A"



The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), and the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), ALL in Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a strip of 2 acres described as follows: Commencing at the Northeast corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), running thence South 118 rods, thence West 2.71 rods, thence North 118 rods, thence East 2.71 rods to the place of beginning; AND EXCEPT Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), containing 3.40 acres, as shown in Plat of Survey filed in Book 2008, Page 1996 on June 23, 2008, in the Office of the Recorder of Madison County, Iowa

AND

A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), thence North 28 feet, thence in a southeasterly direction to a point 28 feet East of the point of beginning, thence 28 feet West to the point of beginning,

