



Document 2012 4019

Book 2012 Page 4019 Type 03 001 Pages 2
Date 12/31/2012 Time 9:17 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$252.00
Rev Stamp# 405 DOV# 429

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

©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: Michael Sobotka, 1512 Prairieview Ave., Van Meter, IA 50261

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

Taxpayer: Michael Sobotka, 1512 Prairieview Ave., Van Meter, IA 50261



WARRANTY DEED

For the consideration of \$158,000.00 Dollar(s) and other valuable consideration,
James C. Eller, Single

do hereby
Convey to Michael Sobotka

the
following described real estate in Madison County, Iowa:
An undivided one-half interest in and to:

See Legal Description Attached.

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: Dec 22, 2012

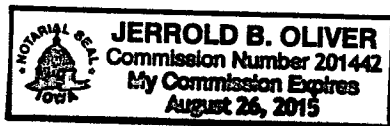
James C. Eller

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Dec 22, 2012, by James C. Eller



, Notary Public

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

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,

