



Document 2013 868

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Date 3/26/2013 Time 1:42 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$550.40

Rev Stamp# 78 DOV# 78

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: ~~Kading Finance, Inc., 1491 Jordan Avenue, Casey, IA 50048~~ Jordan Oliver & Walters, P.O. Box 230

Preparer: Mark L. Smith, PO BOX 230, Winterset, IA 50273, (515) 462-3731 Winterset, IA 50273

Taxpayer: Kading Finance, Inc., 1491 Jordan Avenue, Casey, IA 50048



344,250.00

WARRANTY DEED

For the consideration of \$344,250.00 Dollar(s) and other valuable consideration,
James C. Eller, Single

do hereby
Convey to Kading Finance, Inc.

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.

Dated: 3/26/13

James C. Eller
James C. Eller (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 3/26/13, by James C. Eller

Mark L. Smith
Notary Public

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

Addendum

1. Parcel "A" located in the Fractional Northwest Quarter (Fr. NW¹/₄) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 90.000 acres, as shown in Plat of Survey filed in Book 2013, Page 463 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa.

Seller reserve, create and place the following covenant upon the above real estate:

Grantee, his heirs, successors and assigns shall not build a livestock confinement facility nor allow commercial manure spreading on the property. This covenant shall run with the land and continue as long as Rod Abell and/or Nancy Abell or any of their children reside at 3115 Applewood Avenue, Macksburg, Iowa, which lies adjacent to the above real estate.