

Document 2016 1342

Book 2016 Page 1342 Type 03 002 Pages 3
Date 5/20/2016 Time 9:31:39AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 176 DOV# 184

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

\$40,000

Preparer Information: (Name, address and phone number)

Tom W. George, 3737 Westown Pkwy, Suite 2D, West Des Moines, IA 50266, Phone: (515) 327-1750

Taxpayer Information: (Name and complete address)

Rick D. Crees & Tonya R. Crees, 1487 Hogback Bridge Rd., Earlham, IA 50072

Return Document To: (Name and complete address)

✓ Rick D. Crees & Tonya R. Crees, 1487 Hogback Bridge Rd., Earlham, IA 50072

Grantors:

David J. Elgin
Gayle Elgin

Grantees:

Rick D. Crees
Tonya R. Crees

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(Several Grantors)**

For the consideration of \$1 Dollar(s)
and other valuable consideration, David J. Elgin and Gayle Elgin, husband and wife

do hereby Convey to
Rick D. Crees and Tonya R. Crees, husband and Wife, as joint tenants with full rights of survivorship
and not as tenants in common, the following described real estate in

Madison County, Iowa: Parcel "A" located in the Northeast Quarter (1/4) of the Southeast
Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in
Corrected Plat of Survey filed in Book 2016, page 1103 on April 29, 2016, in the Office of the
Recorder of Madison County, Iowa.

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 on 5-12-16.

<u>David J. Elgin</u> David J. Elgin (Grantor)	_____	(Grantor)
<u>Gayle Elgin</u> Gayle Elgin (Grantor)	_____	(Grantor)
_____	_____	(Grantor)
_____	_____	(Grantor)

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on May 12, 2016, by _____



Lesley Dorland
Signature of Notary Public

Restrictions for Parcel A, adjoining Lot 1 Southern Corner Subdivision,
Madison County, Iowa
May 13, 2016

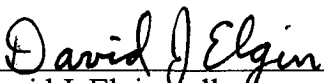
The following restrictions are for Parcel A, adjoining Lot 1, Southern Corner Subdivision located in Madison County, Iowa. These restrictions will run with the land:

Parcel A is part of Lot 1 forming 10 acres total. This 10 acres can't be split to form another residential property.
No more than three total heads of livestock. (Horses, cattle, hogs, or any other large animal). Total of six between Lot 1 and Parcel A.
No more than five total fowl. Total of ten between Lot 1 and Parcel A.
Total of four cats or dogs between Lot 1 and Parcel A.
No commercial raising or breeding of any animals.
If Lot 1/ Parcel A, owner wants a fence; it will be at their expense.
Owner of Lot1/ Parcel A will not object to any further development (sub-division) of the adjoining property to the north.

As owner or occupant of the land described above, the owner is aware that the owner must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the County Soil and Water Conservation District pursuant to Section 161A.43 and 161A.44 of the Code of Iowa.

The owner is aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

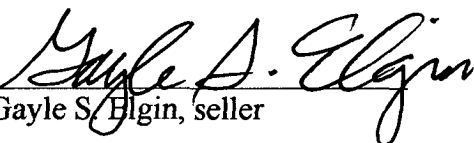
The owner of Lot 1/ adjoining 5 acres assumes responsibility for all land disturbing activities conducted on this property by themselves, or other people, or entities on the owner's behalf.



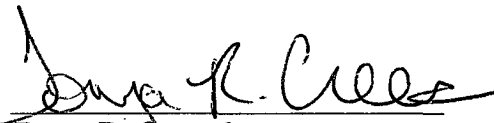
David J. Elgin, seller



Rick D. Crees, buyer



Gayle S. Elgin, seller



Tonya R. Crees, buyer