



Document 2017 1018

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$268.00

ANNO

Rev Stamp# 123 DOV# 131

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

\$168,000

**Preparer Information:** (name, address and phone number)

Stephen J. Banks, 516 Walnut Street, PO Box 1227, Waukee, IA 50263, Phone: (515) 987-6161

**Taxpayer Information:** (name and complete address)

Jeremy Selvage, 1305 N 6<sup>th</sup> Street, Unit 7, Indianola, IA 50125

**Return Document To:** (name and complete address)

Jeremy Selvage, 1305 N 6<sup>th</sup> Street, Unit 7, Indianola, IA 50125

**Grantors:**

Salow Jared Farms, LLC, a Limited Liability Company

**Grantees:**

~~Selvage Plumbing Inc.~~

G.S.

Jeremy Salvage

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Salow Jared Farms, LLC, a Limited Liability Company does hereby Convey to Jeremy Selvage the following described real estate in Madison County, Iowa:

Parcel "G" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.68 acres, as shown in Plat of Survey filed in Book 2017, Page 299 on January 26, 2017, in the Office of the Recorder of Madison County, Iowa;



subject to certain deed restrictions contained herein.

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.

This legally described property shall have permanent deed restrictions limiting all future property owners from subdivision and subdividing of the subject property. In addition, the Grantee and all future successors in interest are prevented from the repetitive use of off highway vehicles and the raising, sheltering or caring for any production livestock.

The Grantee and all future successors in interest shall be required to obtain written consent and approval from the adjoining landowners prior to any alteration or impact to the natural drainage of the landscape other than that which is reasonably necessary to construct the required single family dwelling.

Dated: March 23, 2017.

*Glen Salow*  
Glen Salow, Manager Salow Jared Farms, LLC, a Limited Liability Company (Grantor)

**STATE OF IOWA, COUNTY OF DALLAS**

This record was acknowledged before me on March 23, 2017, by Glen Salow, Manager Salow Jared Farms, LLC, a Limited Liability Company .

*Stephen J. Banks*  
Signature of Notary Public

