



Document 2019 486

Book 2019 Page 486 Type 03 001 Pages 6

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Michael Eller, 417 East Filmore Street, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors:

Yare, LLC, a New York limited liability company

Grantees:

Michael Eller

Transfer Tax Paid +
GWH a Dow recorded with accompanying
Deed of Conveyance, recorded in
Book 2019, Page 489, on February 11th, 2019
in Madison County Recorder's Office.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Yare, LLC, a New York limited liability company a corporation organized and existing under the laws of New York does hereby Convey to Michael Eller, a single person

See 1 in Addendum the following described real estate in Madison County, Iowa:

The Corporation 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 on 2-4-19.

Yare, LLC, a New York limited liability company, a(n) _____

By Miranda Barry
Miranda Barry, Member

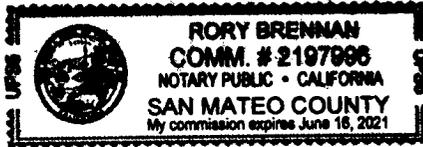
By _____
Stephanie Agnew, Member

STATE OF NEW YORK, COUNTY OF Columbia
This record was acknowledged before me on Feb. 04, 2019, by Miranda Barry
as Member
of Yare, LLC, a New York limited liability company.

Kelly MacFarlane
Signature of Notary Public

KELLY MACFARLANE
Notary Public - State of New York
NO. 01MA6119729
Qualified in Columbia County
My Commission Expires Dec 6, 2020

STATE OF NEW YORK, COUNTY OF _____
This record was acknowledged before me on FEB. 1, 2019, by Stephanie
Agnew
as Member
of Yare, LLC, a New York limited liability company



Rory Brennan
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____

Signature of Notary Public

Addendum 1/2

1. An undivided one-half interest in:

A tract of land located in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point on the North Line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), which is 665 feet West of the Northeast corner thereof, and running thence South 33° 40' West, 603.2 feet, thence South 33° 32' West 294.6 feet, thence North 8° 30' East 627.0 feet, thence North 53° 24' East 209.0 feet to the North line of said Forty (40) acre tract, thence East on said North line 241.0 feet to the point of beginning; AND a tract of land located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 627.7 feet West of the Southeast corner of the Southwest Quarter (¼) of said Section Six (6), and running thence West on the section line 447.8 feet, thence North 8° 59' East 476.1 feet, thence North 9° 39' West 876.9 feet, thence North 1° 11' East to the intersection of the West line of Public Highway #169, thence South 16° 44' East along the West line of said highway approximately 1685.7 feet to the point of beginning, EXCEPT the following-described tracts, to-wit: 

1. A tract condemned for highway purposes described as follows: Commencing at a point on the West line of said highway 207.4 feet Northerly from the Southeast corner of the above-described tract, and running thence South 73° 16' West 9.5 feet, thence Southwesterly along a 253.5 foot radius curve central angle 20° concave Southerly 88.7 feet, thence South 53° 16' West 189.1 feet to the South line of said section, thence West 110.4 feet, thence North 53° 16' East 277.5 feet, thence Northeasterly along a 319.5 foot radius curve central angle 20° concave Southerly 111.8 feet, thence North 73° 16' East 9.5 feet, thence South 16° 44' East 66 feet to point of beginning and containing 1/2 of an acre, more or less;

2. A tract of land situated in the Southeast Quarter (¼) of the Southwest Quarter (¼) and the Southwest Fractional Quarter (¼) of the Southwest Quarter (¼) of said Section Six (6) described as follows: Commencing at the South Quarter (¼) corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North 16°44' West along the West right of way line of U. S. Highway No. 169 871.7 feet to the point of beginning, thence continuing North 16°44' West along said West right of way line 219.0 feet, thence South 84°55' West 164.8 feet, thence North 07°47' West 44.2 feet, thence South 86°49' West 161.8 feet, thence South 61°04' West 88.0 feet, thence South 00°42' East 99.0 feet, thence South 78°23' West 114.8 feet, thence South 41°52' East 162.1 feet, thence South 33°00' East 392.2 feet, thence North 78°14' East 112.7 feet, thence North 07°52' West 339.0 feet, thence North 82°37' East 198.4 feet to the point of beginning, containing 4.2409 acres exclusive of any public road right of way;

3. A tract located in the East Half (½) of the Southwest Quarter (¼) conveyed to Madison County, Iowa, in Deed Record 109, Page 25 on May 25, 1979, in the Office of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the

Addendum 2/2

South Quarter Corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North 16°44' West along the West right-of-way line of U. S. Highway No. 169 1090.7 feet to the point of beginning, thence South 84°55' West 164.8 feet, thence North 144 feet, thence West 30 feet, thence North 770 feet, thence East to the West right-of-way line of U. S. Highway No. 169, thence Southeasterly along the West right-of-way line of U. S. Highway No. 169 to the point of beginning;

4. Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), and in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), as shown in Plat of Survey attached to the Warranty Deed filed in Book 106, Page 363 on February 7, 1977 in the Office of the Recorder of Madison County, Iowa.