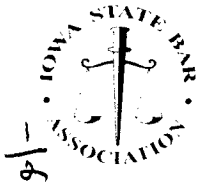




Document 2019 3525

Book 2019 Page 3525 Type 03 001 Pages 2
Date 11/04/2019 Time 1:34:32PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$227.20
Rev Stamp# 424 DOV# 441
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$ 142,500

FPC067335

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Kathleen Ridout, 721 N. 6th Avenue Circle, Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Benshoof Family Farms, LLC

Grantees:

Kathleen Ridout

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of ---\$142,500.00--- Dollar(s) and other valuable consideration, Benshoof Family Farms, LLC, a(n) Limited Liability Corporation organized and existing under the laws of Iowa does hereby Convey to Kathleen Ridout

the following described real estate in Madison County, Iowa:
Parcel 11A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22 interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa,

The grantor 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.

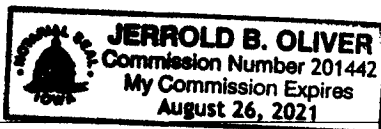
Dated on Oct 24, 2019.

Benshoof Family Farms, LLC, a(n) Limited Liability Corporation

By Ted Benshoof
Ted Benshoof, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Oct 24, 2019, by Ted Benshoof
as Manager
of Benshoof Family Farms, LLC



Jerrold B. Oliver
Signature of Notary Public