



Document 2023 2828

Book 2023 Page 2828 Type 03 004 Pages 3

Date 11/16/2023 Time 1:07:23PM

Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$1,999.20 ANNO

Rev Stamp# 404 DOV# 403 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$1,250,000<sup>00</sup>

**COURT OFFICER DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Benshoof Family Farms, LLC, 1931 Quail Ridge Avenue, Winterset,  
IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Estate of Tim Alan Engnell

**Grantees:** Benshoof Family Farms, LLC

**Legal Description:** See Page 2

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



## COURT OFFICER DEED

IN THE MATTER OF  
Estate of Tim Alan Engnell,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013290

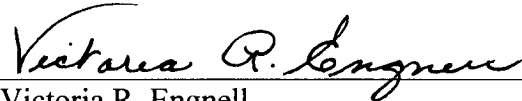
Pursuant to the authority and power vested in the undersigned, and in consideration of One Million Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Benshoof Family Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "K" an irregular tract of land lying South of the Centerline of Highway 92 in the Southeast Quarter of the Southwest Quarter of Section 27 and East Half of the West Half of Section 34 all in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat Of Survey filed September 22, 2023, in Book 2023, Page 2330 of the Recorder's Office of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: November 02, 2023.

  
Victoria R. Engnell

As Executor \*in the above entitled estate or cause.

\*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF ILLINOIS, COUNTY OF MCDONOUGH, ss:

This record was acknowledged before me on 11-2-23, by  
Victoria R. Engnell as Executor of Tim Alan Engnell.

*Brandi Wisslead*  
Signature of Notary Public

