Document 2008 810

Book 2008 Page 810 Type 03 001 Pages 3 Date 3/12/2008 Time 9:59 AM Rec Amt \$17.00 Aud Amt \$5.00 INI

Rec Amt \$17.00 Aud Amt \$
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LISA SMITH, COUNTY RECORDER MADISON IOWA

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## Warranty Deed

(Corporate/Business Entity Grantor) THE IOWA STATE BAR ASSOCIATION Official Form #335

## Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address) Ted Benshoof,1931 Quail Ridge Ave., Winterset, IA 50273

√ Return Document To: (Name and complete address)
Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273

**Grantors:** 

Barbara Peavey L.C.

**Grantees:** 

Ted Benshoof

Legal description: See Page 2

Document or instrument number of previously recorded documents:



## Warranty Deed (Corporate/Business Entity Grantor)

CIVA.	
For the consideration of \$12,675.00	_ Dollar(s) and other
valuable consideration, Barbara Peavey L.C.	
, a(n) Limited Liabilty Compar	
organized and existing under the laws of <u>Iowa</u> doe Ted Benshoof does	es hereby Convey to
the following described real estate in Madison	County, Iowa:
An undivided one percent (1%) interest in and to the following described real esta	
See Attached Exhibit "A"	
Subject to a Real Estate Contract entered into, by and between Fred L. Gibson and Husband and Wife, Sellers, and Ted Benshoof and Barbara Peavey L.C., Buyers, above described real estate. Said Real Estate Contract was recorded on June 1, 20 Page 2533 of the Recorder's Office of Madison County, Iowa	for the sale of the
The grantor hereby covenants with grantees, and successors in interest, the estate by title in fee simple; that it has good and lawful authority to sell and converthe real estate is free and clear of all liens and encumbrances, except as may be covenants to Warrant and Defend the real estate against the lawful claims of all pumay be above stated.	y the real estate; that above stated; and it
Words and phrases herein, including acknowledgment hereof, shall be corgular or plural number, according to the context.	nstrued as in the sin-
Dated: 3-3-08	
Barbara Peavey L.C.	,
a(n) <u>Limited Liabilty Company</u>	****
By <u>Blushasa Plana</u> Barbara Peavey, L.C. Mai	nager
	<u> </u>
By	
STATE OF <u>IOWA</u> , COUNTY OF <u>CLINTON</u>	
This instrument was acknowledged before me on this	,
by Barbara L. Peavey / as Manager .	
of Barbara Peavey L.C.	
000	
JOHN S. PEAVEY Commission Number 166175 My Commission Expires August 17, 2010	Notary Public

The East Half (E ½) of the Northwest Quarter (NW¼); the South Half (S ½) of the Northeast Quarter (NE¼); The East Half (E ½) of the Southwest Quarter (SW¼); and the Southeast Quarter (SE ¼); all in Section Thirty-two (32) In Township Seventy-five (75) North, Range Twenty-nine (28) West of the 5th P.M., Madison County, lowa, excepting:

Parcel "A", located in part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) and part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, lowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2002, Page 3423 on July 15, 2002, in the Office of the recorder of Madison County, lowa, and further excepting:

Parcel "A", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, lowa, containing 4.81 acres, as shown in Plat of Survey filed in Book 2003, Page 847 on February 14, 2003, in the Office of the Recorder of Madison County, lowa, and further excepting:

Parcel "B", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, lowa, containing 13.89 acres, as shown in Plat of Survey filed in Book 2003, Page 847 on February 14, 2003, in the Office of the Recorder of Madison County, lowa,