

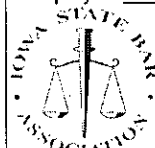
Book 2008 Page 1303 Type 03 001 Pages 2
Date 4/24/2008 Time 11:33 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$379.20
Rev Stamp# 126 DOV# 122
LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273



\$237,500.00

WARRANTY DEED

For the consideration of \$237,500.00 Dollar(s) and other valuable consideration,
Kathryn Farlow, Single

do hereby
Convey to Ted Benshoof

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

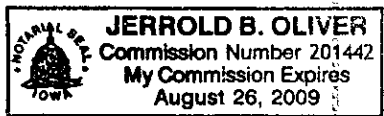
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: April 23, 2008

Kathryn Farlow
Kathryn Farlow (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on April 23, 2008 by Kathryn Farlow,
Single



Jerrold B. Oliver
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Parcel "B" in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter, and in the North part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, as described in Plat of Survey filed in Book 2008, Page 1265 of the Recorder's Office of Madison County, Iowa.

1. RIGHT OF FIRST REFUSAL

In the event Seller should desire to sell the following-described real estate:

Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except that portion thereof located in Parcel B described above.

Buyer shall have the right of first refusal to purchase said real estate. If Seller desires to sell said real estate, she shall give Buyer notice in writing stating the price for which and the terms on which she is willing to sell said real estate. Buyer shall have twenty (20) days in which to accept said offer by Seller. If Buyer does not accept Seller's offer to purchase said real estate for the price and terms offered to him, Seller may sell said real estate to any other person at a price equal to or greater than and on terms no more favorable than those stated in Seller's offer. This Right of First Refusal is binding upon the parties, their heirs, successors and assigns. If Buyer exercises his Right of First Refusal the sale of said real estate shall close within 60 days. Seller shall furnish Buyer an abstract of title showing merchantable title prior to the expiration of said 60 day period.