

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

\$40,000.⁰⁰

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$63.20
Michelle Oliver
RECORDER
3-6-00 Madison
DATE COUNTY

REC: 15 1/2
ADD: 10 1/2
FILE: 1 1/2

FILED NO. 003200

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2000 MAR -6 PM 1:09
1:09 PM

RECORDED
MADISON COUNTY, IOWA

Preparer
Information

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

Individual's Name

Street Address

City

Phone



Address tax statement: Alan D. Bloodgood, 1068 20th Ave., Prole, IA 50229

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
TED BENSHOOF, L.C.

do hereby Convey to
ALAN D. BLOODGOOD, A SINGLE PERSON

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

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.

STATE OF _____
_____ COUNTY, ss:

Dated: February 25, 2000
TED BENSHOOF, L.C.

On this _____ day of _____
before me, the undersigned, a Notary
Public in and for said State, personally appeared

By Florence L. Benshoof
Florence L. Benshoof, Manager (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

(Grantor)

Notary Public

(Grantor)

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



STATE OF IOWA , COUNTY OF CLINTON , ss:

On this 25th day of February , 2000 , before me, a Notary Public in and for the said State, personally appeared Florence L. Benshoof , to me personally known, who being by me duly sworn did say that that person is Manager (Insert title of executing member) of said limited liability company, that ~~(the seal affixed to said instrument is the seal of said)~~ (no seal has been procured by the said) limited liability company and that said instrument was signed ~~(and sealed)~~ on behalf of the said limited liability company by authority of its managers and the said Florence L. Benshoof acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Karen E. Kuehl

Karen E. Kuehl , Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of limited liability companies

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "E" in the Southeast Quarter of the Southeast Quarter of Section 27 and the Northeast Quarter of the Northeast Quarter of Section 34, all in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 34, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $01^{\circ}35'17''$ West 95.20 feet along the West line of the Southeast Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa to a point on the original South right-of-way line of Iowa Highway No. 92; thence North $89^{\circ}37'18''$ East 215.93 feet along said original South right-of-way line; thence South $01^{\circ}09'16''$ East 606.00 feet; thence South $89^{\circ}37'18''$ West 215.63 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter of Section 34, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $01^{\circ}09'16''$ West 510.81 feet along said West line to Point of Beginning containing 3.000 acres including 0.171 acres of Iowa Highway No. 92 easement right-of-way.

Grantor reserves an easement for ingress and egress to Grantor's adjacent property over and across the following described real estate:

LEGAL DESCRIPTION: ACCESS EASEMENT

A 60 feet wide permanent access easement across Parcel "E" the centerline of which is described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 3, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $01^{\circ}35'17''$ West 55.19 feet to the South right-of-way line of Iowa Highway No. 92; thence North $86^{\circ}37'35''$ East 119.29 feet along said South right-of-way line to easement Point of Beginning; thence South $54^{\circ}44'49''$ East 120.30 feet along the centerline of said access easement to the East line of Parcel "E".