

**REAL ESTATE TRANSFER**  
**TAX PAID 43**  
 STAMP #  
 \$ 79.20  
*Michelle Utsler*  
 RECORDER  
8-23-00 Madison  
 DATE COUNTY

REC \$ 10<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

COMPUTER   
 RECORDED   
 COMPARED \_\_\_\_\_

FILED NO. 005653  
 BOOK 142 PAGE 876  
 2000 AUG 23 PM 12:00  
 MICKI UTSLER  
 RECORDER  
 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 : Randy and Pamela Wheeler  
 2256 Carver Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of FIFTY THOUSAND  
 Dollar(s) and other valuable consideration,  
BENSHOOF FARMS PARTNERSHIP,

do hereby Convey to

RANDY L. WHEELER and PAMELA A. WHEELER

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
 real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section  
 Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th  
 P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter  
 Corner of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-seven (27)  
 West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East 669.31 feet along the East  
 line of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-seven (27); thence North 89°28'51" West  
 1299.13 feet to the West line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said  
 Section Twenty-seven (27); thence North 00°01'16" East 669.31 feet along the West line of the  
 Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Twenty-seven (27) to the  
 Northwest corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ); thence South  
 89°28'51" East 1298.88 feet along the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast  
 Quarter (SE $\frac{1}{4}$ ) to the Point of Beginning, containing 19.959 acres, including 0.518 acres of County  
 Road Right-of-Way,

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 \_\_\_\_\_, ss:  
 \_\_\_\_\_ COUNTY,

Dated: Aug 23, 2000

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

Ted Benshoof, Partner  
 Ted Benshoof, Partner (Grantor)

(Grantor)

(Grantor)

(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.

Notary Public

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



STATE OF IOWA, COUNTY OF MADISON, ss:

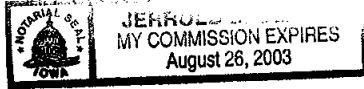
On this 23 day of Aug., 2000, before me, the undersigned, a Notary Public in and for the said State, personally appeared Ted Benshoof, to me personally known, who being by me duly sworn, did say that the person is one of the partners of

Benshoof Farms Partnership

a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

*Jerrold B. Oliver*

\_\_\_\_\_, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of partnerships