

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer Information Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Ted Benshoof  
1931 Quail Ridge Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of \$1.00  
Dollar(s) and other valuable consideration,  
TED BENSHOOF, L.C.

do hereby Convey to  
TED BENSHOOF

the following described real estate in MADISON County, Iowa:

All right, title and interest in and to the following described real property:

The East 106 2/3 Acres of the Southwest Quarter (1/4) of Section Twenty-six (26), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except Parcel "A", located in the South Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 11.885 acres, as shown in Plat of Survey filed in Book 3, Page 541 on January 26, 2000, in the office of the Recorder of Madison County, Iowa.

The consideration is less than \$500. Therefore, no Declaration of Value or Groundwater Hazard Statement is necessary.

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 \_\_\_\_\_,

Dated: 4-13-04

ss:

\_\_\_\_\_ COUNTY,

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

*Ted Benshoof Manager*  
Ted Benshoof, L.C. by Ted Benshoof, Manager (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.

(Grantor)

Notary Public

(Grantor)

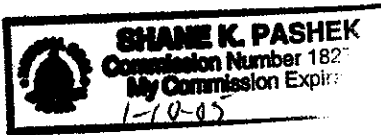
(This form of acknowledgment for individual grantor(s) only)

*JBM*



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 13<sup>TH</sup> day of APRIL, 2004, before me, 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 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 Ted Benshoof acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



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

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of limited liability companies