

Document 2005 1181

Book 2005 Page 1181 Type 03 01 Pages 3  
Date 3/21/2005 Time 2:27 PM  
Rec Amt \$17.00 Aud Amt \$5.00

ENTERED FOR TAXATION  
THIS 21 DAY OF Mar 2005  
*Jan Welch*  
*Deby Corke*  
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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



## 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, PO BOX 230, WINTERSET, IA 50273 515-462-3731

**Taxpayer Information:** (Name and complete address)

ALAN BENSHOOF, 2701 STATE HWY 92, WINTERSET, IA 50273

**Return Document To:** (Name and complete address)

JERROLD B. OLIVER, PO BOX 230, WINTERSET, IA 50273

**Grantors:**

TED BENSHOOF L.C.

**Grantees:**

ALAN BENSHOOF

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of ONE Dollar(s) and other valuable consideration, TED BENSHOOF L.C., a LIMITED LIABILITY COMPANY organized and existing under the laws of IOWA does hereby Convey to ALAN BENSHOOF the following described real estate in MADISON County, Iowa:

See 1 in Addendum

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 18, 2005

TED BENSHOOF L.C.,  
a(n) LIMITED LIABILITY COMPANY

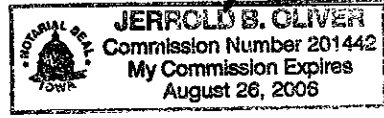
By Ted Benshoof  
TED BENSHOOF, MANAGER

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this March 18, 2005 by TED BENSHOOF as MANAGER of TED BENSHOOF L.C.

Jerrold B. Oliver, Notary Public



## Addendum

1. LOT 2 OF BENSHOOF SUBDIVISION, LOCATED IN THE THE EAST HALF ( $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER ( $\frac{1}{4}$ ) AND THE NORTHWEST QUARTER ( $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER ( $\frac{1}{4}$ ) OF SECTION TWENTY-FIVE(25), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

THE CONSIDERATION FOR THIS DEED IS LESS THAN \$500.00. THEREFORE NO DECLARATION OF VALUE OR GROUND WATER STATEMENT IS REQUIRED.