

Document 2005 1182

Book 2005 Page 1182 Type 03 01 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00

ENTERED FOR RECORDED
THE 21.03.05
Jan Welch
Debby Corleau

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, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

ROBERT BENSHOOF
710 W SOUTH ST.
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:

ROBERT 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 ROBERT BENSHOOF the following described real estate in MADISON County, Iowa:

See Attached Exhibit "A"

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

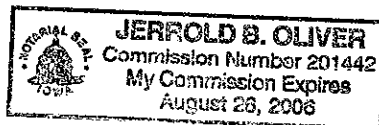
TED BENSHOOF L.C.
a(n) LIMITED LIABILITY COMPANY

By Ted Shoof
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 1 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.