

003110

FILED NO. _____

BOOK 2001 PAGE 3110

1 JUL 17 AM 11:33

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

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 : Steven A. Benshoof
917 S. 8th Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

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

do hereby Convey to
Steven A. Benshoof and Angela S. Benshoof

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" in the Northeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th
P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 25, Township 76
North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North 02°00'19" West 221.47 feet along the West
line of said Northeast Quarter of the Northwest Quarter to a point on the centerline of Iowa Highway No. 92; thence North
82°18'44" East 132.12 feet along said Highway centerline; thence Easterly 444.67 feet along a 22,918.31 foot radius curve
concave Southerly with a 444.65 foot chord bearing North 82°52'05" East to the Point of Beginning; thence continuing
Easterly 649.90 feet along a 22,918.31 foot curve concave Southerly with a 649.88 foot chord bearing North 84°14'11"
East along said Highway centerline; thence North 39°21'48" West 836.58 feet; thence South 30°41'29" West 277.34 feet;
thence South 00°00'00" East 516.57 feet to the Point of Beginning, containing 5.863 acres, including 1.598 acres of
Highway right-of-way.

The consideration for this deed is less than \$500.00, therefore, no Declaration of Value or Groundwater Statement is
required.

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 IOWA

Dated: June 25, 2001

MADISON COUNTY,

ss: Ted Benshoof, L.C.

On this _____ day of _____,

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

before me, the undersigned, a Notary
Public in and for said State, personally appeared

(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)



STATE OF IOWA, COUNTY OF CLINTON
~~MADISON~~, ss:

On this 25th day of June, 2001, 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