

FILED NO. 000636

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2002 FEB -7 AM 11:05
(11:05 AM)

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

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: Lloyd and Christine Benedict
211 N. Clark, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
CHRISTINE M. BENEDICT and LLOYD E. BENEDICT, Wife and Husband,

do hereby Convey to
LLOYD E. BENEDICT and CHRISTINE M. BENEDICT,

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

A tract of land in the Northeast Quarter (NE¹/₄) of the Northeast Quarter (NE¹/₄) of Section
Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th
P.M., Madison County, Iowa, commencing at a point 66 feet East and 190 feet North of the Southeast
corner of Lot Eight (8) in Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles,
Iowa, thence East 132 feet, thence North 115 feet, thence West 132 feet, thence South to the point of
beginning

This Deed is between a husband and wife. 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: 2/1/02

MADISON COUNTY, ss:

On this 1st day of February,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Christine M. Benedict and Lloyd E. Benedict

Christine M. Benedict
Christine M. Benedict (Grantor)

Lloyd E. Benedict
Lloyd E. Benedict (Grantor)

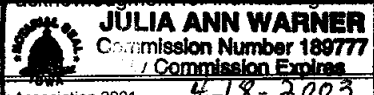
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Julia Ann Warner
Notary Public

(Grantor)

(Grantor)

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



Notary Public

as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

and that the said _____ and _____ instrument was signed (**and sealed**) on behalf of said corporation by authority of its Board of Directors; respectively, of said corporation; that said _____ (the seal affixed thereto is the seal of said) _____ and _____

to me personally known, who, being by me duly sworn, did say that they are the _____ and _____

Notary Public in and for said County and said State, personally appeared _____ day of _____ before me, the undersigned, a

STATE OF _____, COUNTY, ss: _____

Notary Public

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 in and for said County and said State, personally appeared _____ day of _____ before me, the undersigned, a

STATE OF _____, COUNTY, ss: _____

