

Entered in transfer book this 3  
day of June 2003.  
By Traci Underwood Auditor  
Pharah Green Deputy

REAL ESTATE TRANSFER  
TAX PAID  
STAMP#  
\$ 328.80  
Judith K. Lathrop  
RECORDER  
5/30/03 Warren  
DATE COUNTY

WARREN COUNTY, IOWA  
FILED FOR RECORD

03 MAY 30 PM 2: 58

BOOK 2003 PAGE 7732  
JUDITH K. LATHROP, RECORDER

Theresa M. ... DEPUTY

Preparer information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731



Address Tax Statement: Steve, T. Alan and Robert Benshoof  
\$ 44,000.00 2749 State Hwy 92, Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of TWO HUNDRED FIFTY THOUSAND  
Dollar(s) and other valuable consideration,  
DAN BENSHOOF, L.C.,

do hereby Convey to  
STEVE BENSHOOF, T. ALAN BENSHOOF and ROBERT BENSHOOF,

the following described real estate in Madison and Warren County, Iowa:  
SEE EXHIBIT "A" ATTACHED HERETO.

REAL ESTATE TRANSFER  
TAX PAID 64  
STAMP #  
\$ 69.60  
Michelle Webster  
RECORDER  
7-31-03 Madison  
DATE COUNTY

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 5.00

FILED NO. 4534  
BOOK 2003 PAGE 4534

2003 JUL 31 PM 4: 07  
4: 07 pm  
MICHI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

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 \_\_\_\_\_, ss:  
\_\_\_\_\_ COUNTY,

Dated: May 23, 2003

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

By Barbara L. Peavey  
Barbara L. Peavey, Manager (Grantor)

By Florence L. Benshoof  
Florence L. Benshoof, Manager (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.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

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



STATE OF IOWA, COUNTY OF Clinton, ss:

On this 23 day of May, 2003, before me, the undersigned, a Notary Public in and for the said State, personally appeared Barbara L. Peavey and Florence L. Benshoof, to me personally known, who being by me duly sworn, did say that they are the Manager and Manager, respectively, of the corporation executing the within and foregoing instrument **to which this is attached**, that (no seal has been procured by the) (~~the seal affixed thereto is the seal of the~~) corporation; that the instrument was signed (~~and sealed~~) on behalf of the corporation by authority of its Board of Directors; and that Barbara L. Peavey and Florence L. Benshoof as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

*Karen E. Kuehl*

KAREN E. KUEHL, Notary Public in and for said State.



KAREN E. KUEHL  
COMMISSION NO. 209533  
MY COMMISSION EXPIRES  
JANUARY 12, 2004

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of corporations

EXHIBIT "A" CONTINUED

All that part of the Northwest Quarter (¼) of the Southwest Fractional Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., lying South of the Public Highway, except a strip 20 feet wide off of the West side thereof and a strip 40 feet wide off the South side thereof and except the following described tracts, to-wit:

1. Commencing at a point 66 feet North of the Northeast corner of Block 5 of the Original Town of Patterson, Iowa, and running thence North 23 rods, thence West 11 rods, thence South 15 rods, thence West 5 rods, thence South 8 rods, thence East 16 rods to the place of beginning.
2. Commencing at the Northeast corner of Block Five (5) of the Original Town of Patterson, Madison County, Iowa, running thence North 40 feet to the North line of the Street, thence South 83°42' West along the North line of the Street 462 feet to the Southeast corner of parcel, thence continuing South 83°42' West 132 feet, thence North 132 feet, thence North 83°42' East 132 feet, thence South 132 feet to the Southeast corner of said parcel, containing 0.3976 acres.
3. Commencing at the Southwest Corner of the Northwest Quarter (¼) of the Southwest Fractional Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., City of Patterson, Madison County, Iowa; thence North 00°00'02" West 42.55 feet; thence North 89°59'58" East 20.00 feet to the Point of Beginning; thence North 00°00'02" West 132.00 feet; thence North 83°27'12" East 637.68 feet; thence South 00°00'00" 132.00 feet; thence South 83°27'12" West 637.68 feet to the Point of Beginning. Said parcel of land contains 1.920 acres, including 0.121 acres of county road right-of-way.
4. Commencing at the Northeast corner of Block Five (5) of the Original Town of Patterson, Madison County, Iowa, running thence North 40 feet to the North line of the street, thence South 83°42' West along the North line of the street 330 feet to the Southeast corner of parcel, thence continuing South 83°42' West 132 feet, thence North 132 feet, thence North 83°42' East 132 feet, thence South 132 feet to the Southeast corner of said parcel.

