

PREPARED FOR TAXATION
DUE 15 DAY OF May 05
Spica

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 212
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Richard B. Clogg, 106 E. Salem Ave., Indianola, IA 50125-0215, (515) 961-2574
Individual's Name Street Address City Phone

#90,000.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, **Sharon Ann Benshoof and Ted Benshoof**, wife and husband, do hereby Convey to **Ted Alan Vander Heiden and Lori Ann Vander Heiden**, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

A tract of land commencing at the Northwest corner of Section Eleven (11) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South along the section line 346.3 feet to the centerline of a county road and the point of beginning; thence continuing South along the section line 977 feet to the Southwest corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), thence North, 89°11' East, 212.3 feet along the South line of said Northwest Quarter (1/4) of the Northwest Quarter (1/4), thence North 717 feet, thence North, 89°11' East, 38.1 feet, thence North 266.8 feet to the centerline of the county road, thence South, 86°45' West, 150.5 feet along the centerline of said county road, thence 100.2 feet along a 1273.3 foot radius curve concave northerly with a central angle of 4°30.36' to the point of beginning; containing 5 acres including 0.345 acres of county road right-of-way

Title subject to (a) Zoning Ordinances; (b) such restrictive covenants as may be shown of record; (c) easements of record, if any; (d) mineral reservations, if any, of record; and (e) established highways and roads.

This deed is given as full performance of a certain contract as shown of record in Book 139, Page 417, in the Office of the Recorder of said County dated August 6, 1998, for the sale of said real estate by and between Grantors and Grantees herein; to and including which date only all general warranties and covenants extend. Thereafter, Grantors warrant title only as against themselves, and all parties claiming thereunder.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantor holds 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, feminine or neuter gender, according to the context.

Dated: August 6, 1998.

Sharon Ann Benshoof
Sharon Ann Benshoof (Grantor)

Ted Benshoof
Ted Benshoof (Grantor)

STATE OF IOWA, MADISON COUNTY, ss:

On this 6th day of August, 1998, before me, the undersigned, a notary public in and for said State, personally appeared Sharon Ann Benshoof and Ted Benshoof, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed that same as their voluntary act and deed.

CAROL BASS
9-22-98

Carol Bass
Notary Public