

ENTERED FOR TAXATION
THIS 19 DAY OF Sept 2005
Gran Welch
Debbie Carlson
DEPUTY RECORDER

Document 2005 4303
Book 2005 Page 4303 Type 03 001 Pages 2
Date 9/06/2005 Time 4:09 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1.199.20
Rev Stamp# 412 DOV# 403
MICHELLE UTSLER. COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



250,000

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Ryan J. Ellis
209 N. Buxton
Indianola, IA 50125
Phone: (515) 962-9080

SATC

Taxpayer Information: (Name and complete address)

Benoit & Associates LLC
224 Highway 92
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Benoit & Associates LLC
224 Highway 92
Winterset, Iowa 50273

Grantors:

Sheffer Enterprises LLC, J.R. Sheffer

Grantees:

Benoit & Associates LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
Sheffer Enterprises LLC

do hereby Convey to
Benoit & Associates LLC

the following described real estate in Madison County, Iowa:
Lot One (1) of Mandolfo Addition, Plat #1, to the City of Winterset, Madison County, Iowa

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
COUNTY OF WARREN

Dated: 9-2-05

This instrument was acknowledged before me on 9-2-, 05 by Sheffer Enterprises LLC, by J.R. Sheffer member by authority of the LLC and the execution of this deed is the voluntary act and deed of the LLC.

Sheffer Enterprises LLC, J.R. Sheffer (Grantor)

(Grantor)

Notary Public



(Grantor)

(Grantor)