

ENTERED FOR TAXATION  
THIS 19 DAY OF 04-06  
Coan Welch  
Debby Corkran  
DEPUTY RECORDER

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Rec Amt \$17.00 Aud Amt \$25.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



## Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Ted Benshoof  
1931 Quail Ridge Ave.  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

✓ Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Ted Benshoof L.C.

**Grantees:**

Ted Benshoof

Legal description: See Page 2

Document or instrument number of previously recorded documents:



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Ted Benshoof L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Ted Benshoof the following described real estate in Madison County, Iowa:  
See 1 in Addendum

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 4-11-06

Ted Benshoof L.C.  
a(n) Limited Liability Company

By Ted Benshoof Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this April 11, 2006 by Ted Benshoof as Manager of Limited Liability Company

Carol Kiernan, Notary Public



## Addendum

1. The SW $\frac{1}{4}$  and the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section Twenty-four (24), and the West 3 acres of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , and the N $\frac{1}{2}$  of the NW $\frac{1}{4}$ , except 6.08 acres used for highway purposes, of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND

The E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section Twenty-three (23) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND

The E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the railroad right-of-way formerly belonging to the C.R.I. & P. Railroad Company in Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26), adjoining the above described premises;

EXCEPT:

Parcel "A" located in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND EXCEPT

Lots One (1) and Two (2) of Benshoof Subdivision, located in the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND EXCEPT

Parcel "E" of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A.2(15). Therefore, no Declaration of Value or Ground Water Statement is required.

This deed is given to correct the legal description in the Warranty Deed filed in Book 2006, Page 1328 of the Recorder's Office of Madison County, Iowa.