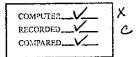


Document 2006 1436

Book 2006 Page 1436 Type 03 001 Pages 3 Date 4/13/2006 Time 10:16 AM Rec Amt \$17.00 Aud Amt \$25.00

MICHELLE UTSLER, COUNTY RECORDER MADISON IOWA





Warranty Deed

(Corporate/Business Entity Granter) 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)

| | Company | enshoof L.C. | organized and existing under the laws of onvey to Ted Benshoof |
|-------------------------------------|-----------------------|--|--|
| lowa | | _ does nereby C | onvey to red benshoot |
| he following des | cribed real est | tate in <u>Madison</u> | County, Iowa: |
| See 1 in Addendi | | | |
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| The gran | tor hereby cov | enants with grant | tees, and successors in interest, that it holds the real |
| estate by title in t | fee simple: tha | at it has good and | l lawful authority to sell and convey the real estate; tha |
| he real estate is | free and clear | r of all liens and e | encumbrances, except as may be above stated; and it |
| covenants to vva may be above st | | end the real estat | e against the lawful claims of all persons, except as |
| • | | | |
| Words ar | id phrases her | rein, including acl | knowledgment hereof, shall be construed as in the sin- |
| - | | ing to the context | • |
| Dated: <u>4-//-0</u> | 6 | | |
| | | | .) |
| | | | Ted Benshoof L.C. |
| | | | Ted Benshoof L.C. (n) Limited Liability Company |
| | | | (n) Limited Liability Company By Lee Salf |
| | | | (n) Limited Liability Company |
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| | | | (n) Limited Liability Company By Lee Salf |
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| | | a | (n) Limited Liability Company By |
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| STATE OF This insti | IOWA rument was ac | , COUNTY OF cknowledged befo as _N | By |

Addendum

1. The SW¼ and the W½ of the SE¼ of Section Twenty-four (24), and the West 3 acres of the NW¼ of the NE¼, and the N½ of the NW¼, 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 E½ of the SE¼ 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 E½ of the NE¼ 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), adjoing the above described premises:

EXCEPT:

Parcel "A" located in the NE¼ of the NW¼ of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND EXECPT

Lots One (1) and Two (2) of Benshoof Subdivision, located in the E½ of the NW¼ and the NW¼ of the NE½ 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 NE¼ of the NE¼ 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 Officewof Madison County, Iowa.