

Document 2006 1390

Book 2006 Page 1390 Type 03 001 Pages 3
Date 4/07/2006 Time 3:49 PM
Rec Amt \$17.00 Aud Amt \$5.00

ENTERED FOR TAXATION
THIS 07 DAY OF 04-06
Jan Welch
Debby Corkran
DEPUTY RECORDER

DOV# 135

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED X
C



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:

Barbara Peavey 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 Seven thousand five hundred Dollar(s) and other valuable consideration, Barbara Peavey 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:
An undivided one percent (1%) interest in and to the following described real estate:

See Attached Exhibit "A"

Subject to a Real Estate Contract entered into, by and between Fred L. Gibson and Sharon L. Gibson, Husband and Wife, Sellers, and Ted Benshoof and Barbara Pearvey, L.C., Buyers, for the sale of the above described real estate.

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: March 31, 2006

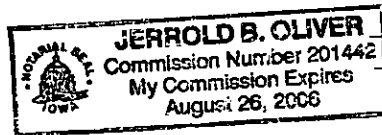
Barbara Peavey L.C.
a(n) Limited Liability Company

By Barbara J Peavey
Barbara Peavey, Manager

By _____

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this March 31, 2006 by Barbara Peavey as Manager of Limited Liability Company



Jerrold B. Oliver, Notary Public

EXHIBIT "A"

The East Half (E ½) of the Northwest Quarter (NW¼); the South Half (S ½) of the Northeast Quarter (NE¼); The East Half (E ½) of the Southwest Quarter (SW¼); and the Southeast Quarter (SE ¼); all in Section Thirty-two (32) In Township Seventy-five (75) North, Range Twenty-nine (28) West of the 5th P.M., Madison County, Iowa, excepting:

Parcel "A", located in part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) and part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2002, Page 3423 on July 15, 2002, in the Office of the recorder of Madison County, Iowa, and further excepting:

Parcel "A", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.81 acres, as shown in Plat of Survey filed in Book 2003, Page 847 on February 14, 2003, in the Office of the Recorder of Madison County, Iowa, and further excepting:

Parcel "B", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.89 acres, as shown in Plat of Survey filed in Book 2003, Page 847 on February 14, 2003, in the Office of the Recorder of Madison County, Iowa,