

Document 2007 1450

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Date 4/10/2007 Time 4:09 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$113.60
Rev Stamp# 138 DOV# 146
LISA SMITH, COUNTY RECORDER
MADISON IOWA

IND ✓
ANN
SCAN
CHEK

Jerrold B. Oliver

Return Document To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Address Tax Statement: Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273
\$71,250.00
WARRANTY DEED

For the consideration of Seventy-one thousand two hundred fifty Dollar(s) and other valuable consideration, Michael Peter Ryan, a Single Person do hereby Convey to Ted Benshoof the following described real estate in Madison County, Iowa:

A one-half interest in and to:



Lot Three (3) of Ryan's West Subdivision located in the North Half (1/2) of the Northeast Quarter (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

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.

Dated: 4/5/07
Michael Peter Ryan
Michael Peter Ryan (Grantor)

STATE OF CALIFORNIA, COUNTY OF Los Angeles

This instrument was acknowledged before me on April 5th 2007, by Michael Peter Ryan, a Single Person.

Stefanie D. Falls
Stefanie D. Falls, Notary Public

