

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 000001612

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 40
STAMP #
\$ 98.40
Michelle Utter
RECORDER
10-20-99 Madison
DATE COUNTY

REC # 10
AUD # 5
R.M.F. # 1

FILED NO. 001737
BOOK 63 PAGE 540

1999 OCT 28 PM 3:23

LEONARD M. FLANDER
RECORDER
MADISON COUNTY CLERK

Preparer Information

LEONARD M. FLANDER, 223 EAST COURT AVE., WINTERSSET, (515) 462-4912
Individual's Name Street Address City



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY-TWO THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
ROBERT G. BENOIT A.K.A. BOB BENOIT, SINGLE

do hereby Convey to
DONALD D. BUSH AND MARILYN J. BUSH, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF
SURVIVORSHIP AND NOT AS TENANTS IN COMMON

the following described real estate in MADISON County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION

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

Dated: 10-4-99

MADISON COUNTY, ss:
On this 4th day of OCTOBER
19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared
ROBERT G. BENOIT A.K.A. BOB BENOIT, SINGLE

Robert G. Benoit
ROBERT G. BENOIT A.K.A. BOB BENOIT (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed

Leonard M. Flander
Notary Public

(Grantor)
(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)

LEGAL DESCRIPTION

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and the reserved sewer easements recorded in Town Lot Deed Rec. 59, page 168 in the Madison County Recorder's Office, EXCEPT the following described tracts: Parcel "A" in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township (75) North, Range Twenty-eight (28) West of the 5th P.M. as, Madison County, Iowa, as shown of record in Farm Plat Record 2, page 450 in said Recorder's Office, AND EXCEPT Parcel "B" in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township (75) North, Range Twenty-eight (28) West of the 5th P.M. as, Madison County, Iowa, as shown of record in Plat Record 2, page 308 in said Recorder's Office, and subject to the sanitary sewer easement granted in Town Lot Deed Record 61, page 518 in said Recorder's Office for the benefit of said Parcel "B".