

COMPUTER   
RECORDED   
COMPARED

REC \$ 10.00  
AUD 20.00  
RMF \$ 1.00

FILED NO 3453  
BOOK 138 PAGE 698  
98 MAR 13 PM 3:41

WARRANTY DEED

MICHELLE UTSLEH  
RECORDER  
MADISON COUNTY, IOWA

For the consideration of One Dollar and other valuable consideration, Howard L Benshoof and Florence L Benshoof, Husband and Wife do hereby convey to Ted Benshoof L C the following described real estate in Madison County, Iowa

(1) The SW1/4 and the W1/2 of the SE1/4 of Section 24, and the West 3 acres of the NW1/4 of the NE1/4, and the N1/2 of the NW1/4, except 6 08 acres used for highway purposes, and the North 22 acres of the SE1/4 of the NW1/4 of Section 25, all in Township 76 North, Range 27 West of the 5th P M, Madison County, Iowa

(2) The E1/2 of the SE1/4 of Section Twenty-three (23) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa

The E1/2 of the NE1/4 of Section 34, Township 76 North, Range 26 West of the 5th P M, Madison County, Iowa, and the railroad right-of-way former belonging to the C R I & P Railroad Company, adjoining the above described premises, said railroad right-of-way is conveyed without warranties

The Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section twenty (20), Township seventy-six (76) North, Range twenty-five (25), West of the 5th P M Iowa *Warren County*

This deed is given between family members and their family limited liability company for certificates of ownership and not actual consideration, exempt from transfer tax under 428A 2(15)

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 according to the context

STATE OF IOWA )  
 )  
COUNTY OF CLINTON ) ss

