

COMPUTER   
RECORDED   
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REC \$ 10.00  
AUD \$ 5.00  
RMF \$ 1.00

FILED NO- 3454  
BOOK 138 PAGE 700  
98 MAR 13 PH 3:42

WARRANTY DEED

MICHELLE UTSLER  
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 Dan Benshoof L C the following described real estate in Madison County, Iowa

All that part of the NW1/4 of the SW1/4 of Section 29, Township 76 North, Range 26 West of the 5th P M, lying South of the Public Highway, except a strip 20 feet wide off the West side thereof and a strip 40 feet wide off the South side thereof and except the following described tract, to-wit Commencing at a point 66 feet North of the Northeast corner of Block 5 of the Original Town of Patterson, Iowa, and running thence North 23 rods, thence West 11 rods, thence South 15 rods, thence West 5 rods, thence South 8 rods, thence East 16 rods to the place of beginning, and also except a tract of land located in the NW1/4 of the SW1/4 of Section 29, Township 76 North, Range 26 West of the 5th P M, and described as follows Commencing at the Northeast Corner of Block 5 of the Original Town of Patterson, Madison County, Iowa, and running thence North 40 feet to the North line of the Street, thence South 83° 42' West along the North line of the Street 462 feet to the Southeast corner of parcel thence continuing South 83° 42' West 132 feet, thence North 132 feet, thence North 83° 42' East 132 feet, thence South 132 feet to the Southeast corner of said parcel, containing 0.3976 acres

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

Dated January 21st 1998

Florence L. Benshoof      Howard L. Benshoof  
Florence L Benshoof, Grantor      Howard L Benshoof, Grantor 213 (POA)

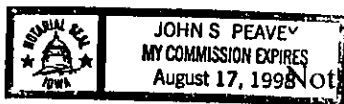
On this 21st day of January, 1998, before me, the undersigned notary public in and for said state personally appeared Florence L. Benshoof, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed that same as his voluntary act and deed



John S. Peavey  
Notary Public

STATE OF IOWA                    )  
  )  
COUNTY OF CLINTON            )            SS

On this 21st day of January, 1998, before me, the undersigned, a notary public in and for the above county and state, personally appeared Florence L. Benshoof, to me known to be the person(s) who executed the foregoing instrument on behalf of Howard L. Benshoof, and acknowledged that she executed it as t e voluntary act and deed of Howard L. Benshoof



John S. Peavey  
Notary Public in and for this county and state