

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA # 04132

Jordan, Oliver & Walters  
Winterset, Iowa

COMPLETED ✓  
RECORDED ✓  
CONFIRMED ✓

FILED NO. 3165

BOOK 134 PAGE 384

95 JUN 15 PM 2:51

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Eighty-three thousand and no/100-----\$83,000.00  
Dollar(s) and other valuable consideration,  
EDWIN J. ACELA, single

do hereby Convey to  
MARK L. BENCE and PATRICIA A. BENCE

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), in the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), and in the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the East line of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty-two (32), North 00°00'00" East 317.06 feet; thence North 89°44'48" West 51.41 feet to the centerline curve of a county road concave Northwestwardly; thence Southwesterly 554.86 feet along said curve, having a radius of 480.00 feet, a central angle of 66°13'52" and a chord bearing South 48°19'21" West 524.48 feet; thence South 08°09'11" East 279.56 feet; thence North 87°45'19" East 401.83 feet; thence South 00°47'02" West 391.24 feet; thence North 79°15'43" East 717.26 feet; thence North 00°41'40" West 302.84 feet to the North line of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼); thence, along said North line, South 87°20'42" East 670.00 feet to the Point of Beginning; said Parcel "B" contains 14.253 acres, including 0.438 acres of county road right of way.

This deed is given to correct the legal description contained in a prior  
Warranty Deed recorded in 134, Page 274.

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: 6 JUN 95

ss:

MADISON COUNTY,

On this 6 day of June,  
19 95, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Edwin J. Acela

Edwin J. Acela (Grantor)

(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.

(Grantor)

Jerrold B. Oliver

Notary Public

(Grantor)

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

