

REAL ESTATE TRANSFER
TAXES PAID <u>14</u>
STAMP #
\$ <u>103.20</u>
<u>Michelle Utzler</u>
RECORDER
<u>12-15-95</u> <u>Madison</u>
DATE COUNTY

REC. \$ 5.00
 FEE \$ 10.00
 R.M.F. \$ 1.00

FILED NO. 1670
 BOOK 135 PAGE 393
 95 DEC 15 PM 3:00
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

COMM.
 RECEIVED
 CANCELED

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Sixty-five thousand and no/100-----(\$65,000.00)
 Dollar(s) and other valuable consideration,
Jack L. Benoit and Patricia J. Benoit, husband and wife, and Bob
Benoit and Kathryn Benoit, husband and wife,

do hereby Convey to
William G. Eischen

the following described real estate in MADISON County, Iowa:

The East Half (1/2) of the East Half (1/2) of the Southwest Quarter
 (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter
 (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4)
 of Section Thirty-five (35), in Township Seventy-six (76) North,
 Range Twenty-seven (27) West of the 5th P.M., and the East Half
 (1/2) of the Northwest Fractional Quarter (1/4) of Section Two (2),
 in Township Seventy-five (75) 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.

STATE OF Iowa

Dated: DECEMBER 15, 1995

Madison COUNTY,

ss:

On this 15th day of DECEMBER,
 19 95, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
Jack L. Benoit and Patricia J.
Benoit, and Bob Benoit and
Kathryn Benoit

Jack L. Benoit
 Jack L. Benoit (Grantor)

Patricia J. Benoit
 Patricia J. Benoit (Grantor)

Bob Benoit
 Bob Benoit (Grantor)

Kathryn Benoit
 Kathryn 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.

D.A. Bolton

Notary Public

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

