

COMPUTER
RECORDED
COMPARED

REC S. 5.00
AUD S. 5.00
R.M.F. S. 1.00

REAL ESTATE TRANSFER
TAX PAID 14
STAMP
\$ 119.30
RECORDED
2-12-96 DATE
Madison COUNTY

FILED NO. 740
BOOK 61 PAGE 322
96 SEP 12 PM 1:52
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

JOHN E. CASPER FLANDER & CASPER, P.C. 223 E COURT AVE PO BOX 67 WINTERSSET IA 50273 462-4912



WARRANTY DEED -- JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Seventy-five thousand dollars and no cents
Dollar(s) and other valuable consideration, Ethyl Ruby Green, single

do hereby Convey to Steven A. Benshoof and Angela Sue Benshoof, 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:

Commencing at a point 20 feet East and 6 feet North of the
Southwest corner of Lot 19 of Hutchings' Addition to the City of
Winterset, Madison County, Iowa, and running thence East 132
feet, thence South 66 feet, thence West 132 feet, thence North 66
feet to the point of beginning

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 ss:
Madison COUNTY,

Dated: September 10, 1996

On this 10th day of September
1996, before me the undersigned, a Notary Public in and for said State, personally appeared

Ethyl Ruby Green

Ethyl Ruby Green (Grantor)

Ethyl Ruby Green

(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.

Toni Marie Tindle
Toni Marie Tindle Notary Public

(Grantor)

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

