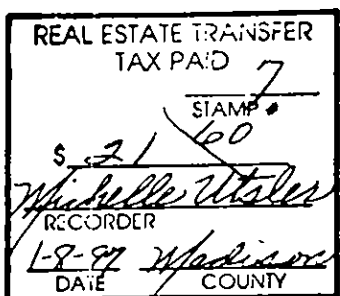


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER



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RECORDED
INDEXED

FILED NO. **1839**

BOOK 61 PAGE 518

97 JAN -8 PM 4:02

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fourteen Thousand and no/100 (\$14,000.00) - - - - -
Dollar(s) and other valuable consideration, Robert Gene Benoit, also known as Bob Benoit,
and Kathryn Marie Benoit, husband and wife,

do hereby Convey to Gary L. Larson and Peggy M. Larson, 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:

Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, located in the City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., located in the City of Winterset, Madison County, Iowa; thence North 0°32'32" East along the West line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), 593.63 feet to the point of beginning; thence North 0°32'32" East along the West line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), 178.00 feet; thence South 89°32'13" East, 519.88 feet; thence South 0°32'32" West, 178.00 feet; thence North 89°32'13" West, 519.88 feet to the point of beginning. Said Parcel contains 2.124 acres, including 0.129 acres of county road right of way, and a 30.00 foot wide sanitary sewer easement located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, the centerline of said easement is more particularly described as follows: Commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 0°32'32" East along the West line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), 593.63 feet; thence South 89°32'13" East, 534.88 feet to the easement Point of Beginning; thence North 0°32'32" East, 359.50 feet; thence North 12°52'21" West, 172.40 feet; thence North 46°59'13" West, 146.29 feet to the centerline of an existing 30.00 foot wide sanitary sewer easement.

This conveyance includes the grantors' right to use Reserved Easement 'A' shown on the Plat of Survey for Bob Benoit, recorded on Farm Plat 2, commencing on page 450, in the office of the Madison County Recorder.

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: December 30, 1996

On this 30 day of December, 19 96, before me the undersigned, a Notary Public in and for said State, personally appeared Robert Gene Benoit and Kathryn Marie Benoit

Robert Gene Benoit
Robert Gene Benoit (Grantor)

Kathryn Marie Benoit
Kathryn Marie 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.

(Grantor)

(Grantor)

Beth Flander Notary Public

(This form of acknowledgment is in and for said state for individual grantor(s) only)