

REAL ESTATE TRANSFER
TAX PAID 11
STAMP #
\$ 83
Michelle Utzler
RECORDER
9-16-92 Madison
DATE COUNTY

FILED NO. 697
BOOK 57 PAGE 672
92 SEP 16 AM 11:02
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifty-two Thousand Five Hundred and no/100 (\$52,500.00)-
Dollar(s) and other valuable consideration, Jack L. Benoit and Patricia Benoit,
husband and wife,

do hereby Convey to Kenneth L. Conard

the following described real estate in Madison County, Iowa:

The South 92 feet of Lots 1 and 2 in Block 4 of the Original Town of Winterset and all that part of Lots 3 and 4 in Block 4 of the Original Town of Winterset, more particularly described as follows: Beginning at the Southwest corner of Lot 4, thence Easterly along the South line of Lots 3 and 4, a distance of 132 feet to the Southeast corner of Lot 3; thence Northerly along the East line of Lot 3, a distance of 100 feet, more or less to a line lying 15 feet southerly of and parallel with the center line of the Chicago, Rock Island and Pacific Railroad Company's main tract; thence Westerly along said parallel 132 feet more or less, to the West line of 4, thence Southerly along the West line of Lot 4, a distance of 100 feet, more or less, to the point of beginning.

This Deed is in fulfillment of a real estate contract recorded in the Madison County Recorder's Office on October 31, 1984 in Book 52 at Page 119.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
MADISON COUNTY,
On this 10 day of SEPT,
1992, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Jack L. Benoit and
Patricia Benoit

DATED: Sept 10, 1992

Jack L. Benoit
Jack L. Benoit (Grantor)

Patricia Benoit
Patricia 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.

Leonard M. Flander
Leonard M. Flander Notary Public

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

LEONARD M. FLANDER