

REAL ESTATE TRANSFER  
TAX PAID 18  
STAMP # Vi-5  
\$ 12  
Shirley H. Hervey, Day  
RECORDER  
5-10-90 Madison  
DATE COUNTY

FILED NO. 2274

BOOK 55 PAGE 743

90 MAY 10 PM 3:51

IND. ✓  
REC. ✓  
PAGE ✓

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans \$5.00



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Twelve Thousand and no/100 (\$12,000.00) - - - - -  
Dollar(s) and other valuable consideration, Florence L. Benshoof and Howard Benshoof, wife  
and husband

do hereby Convey to Charles I. Noonan and Mary Lou Noonan, 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 the Southwest Corner of the Northwest Quarter (¼) of  
the Southwest Quarter (¼) of Section Twenty-nine (29), Township  
Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.,  
City of Patterson, Madison County, Iowa; thence North 00°00'02"  
West 42.55 feet; thence North 89°59'58" East 20.00 feet to the  
Point of Beginning; thence North 00°00'02" West 132.00 feet; thence  
North 83°27'12" East 637.68 feet; thence South 00°00'00" 132.00  
feet; thence South 83°27'12" West 637.68 feet to the Point of  
Beginning. Said parcel of land contains 1.920 acres, including  
0.121 acres of county road right-of-way

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: Dated: May 7, 1990  
MADISON COUNTY,

On this 7 day of May,  
19 90, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Florence L. Benshoof and  
Howard Benshoof

Florence L. Benshoof  
Florence L. Benshoof (Grantor)  
Howard Benshoof  
Howard Benshoof (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.

Jean Welty Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)  
(Grantor)