



Document 2010 1229

Book 2010 Page 1229 Type 03 001 Pages 3

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Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$16.80

Rev Stamp# 463 DOV# 510

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO ✓

SCAN

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

\$10,773.75

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273

Grantors:

Barbara Peavey L.C.

Grantees:

Ted Benshoof

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$10,773.75 Dollar(s) and other
valuable consideration, Barbara Peavey L.C.

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Ted Benshoof

the following described real estate in Madison County, Iowa:
An undivided one percent (1%) interest in and to the following described real estate:

See Attached Exhibit "A"

Subject to a Real Estate Contract entered into, by and between Fred L. Gibson and Sharon L. Gibson,
Husband and Wife, Sellers, and Ted Benshoof and Barbara Peavey L.C., Buyers, for the sale of the
above described real estate. Said Real Estate Contract was recorded on June 1, 2004, in Book 2004,
Page 2533 of the Recorder's Office of Madison County, Iowa

The grantor hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it has 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 it
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as
may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-
gular or plural number, according to the context.

Dated: 5-24-2010

Barbara Peavey L.C.
a(n) Limited Liability Company

By Barbara Peavey ^{manager}
Barbara Peavey, L.C., Manager

By _____

STATE OF IOWA, COUNTY OF Clinton

This instrument was acknowledged before me on this May 24, 2010
by Barbara Peavey
as manager
of Barbara Peavey L.C.



BARBARA A. HENNINGSEN
Commission Number 726068
My Commission Expires
December 18, 2012

Barbara A. Henningsen
Notary Public

EXHIBIT "A"

The East Half (E ½) of the Northwest Quarter (NW¼); the South Half (S ½) of the Northeast Quarter (NE¼); The East Half (E ½) of the Southwest Quarter (SW¼); and the Southeast Quarter (SE ¼); all in Section Thirty-two (32) In Township Seventy-five (75) North, Range Twenty-nine (28) West of the 5th P.M., Madison County, Iowa, excepting:

Parcel "A", located in part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) and part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2002, Page 3423 on July 15, 2002, in the Office of the recorder of Madison County, Iowa, and further excepting:

Parcel "A", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.81 acres, as shown in Plat of Survey filed in Book 2003, Page 847 on February 14, 2003, in the Office of the Recorder of Madison County, Iowa, and further excepting:

Parcel "B", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.89 acres, as shown in Plat of Survey filed in Book 2003, Page 847 on February 14, 2003, in the Office of the Recorder of Madison County, Iowa,