

Document 2009 1922

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Date 6/16/2009 Time 11:45 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$69.60

Rev Stamp# 132 DOV# 139

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

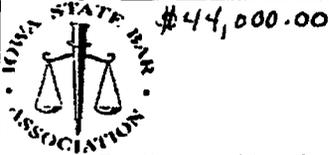
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - May 2006

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

Return To: Jerrold B. Oliver, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: James C. Eller, 321 North 9th Street, Winterset, IA 50273



\$44,000.00

### WARRANTY DEED

For the consideration of ---\$44,000.00--- Dollar(s) and other valuable consideration,  
Beverly J. Holtmyer, N/K/A Beverly Benyo, Single

do hereby  
Convey to James C. Eller

the  
following described real estate in MADISON County, Iowa:  
Lots Six (6), Seven (7) and Eight (8) in Block One (1) of Kellison & Keeling's Addition to the Town  
of Winterset, Madison County, Iowa

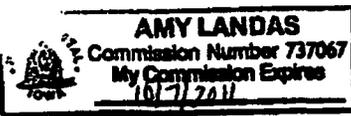
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: 5-29-09

Beverly Benyo  
Beverly Benyo (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA COUNTY OF Boone  
This instrument was acknowledged before me on May 29, 2009, by Beverly Benyo



Amy Landas  
, Notary Public

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