

Document 2009 1923

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Date 6/16/2009 Time 11:49 AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 133 DOV# 140

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ mca



\$40,000.00

Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

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)

Michael E. Hobart and Christine M. Hobart, 1846 Vintage Lane, Prole, IA 50229

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

Michael E. Hobart and Christine M. Hobart, 1846 Vintage Lane, Prole, IA 50229

Grantors:

Benshoof Farms Partnership

Grantees:

Michael E. Hobart

Christine M. Hobart as Joint Tenants with
Full Rights of Survivorship and Not as
Tenants in Common

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$40,000.00 Dollar(s) and other
valuable consideration, Benshoof Farms Partnership

a(n) Partnership organized and existing under
the laws of Iowa does hereby Convey to Michael E. Hobart
Christine M. Hobart as Joint Tenants with Full Rights of Survivorship and Not as Tenants in
Common the following described real estate in Madison County, Iowa:
See Exhibit "A" attached

Seller reserves an easement over and across the real estate described on Exhibit "B" for the purpose of
ingress and egress for farming proposes to adjacent land owned by Seller. Said easement shall
terminate in the event that the Seller sells said adjacent real estate located in the Southeast Quarter (1/4)
of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range
Twenty-six (26) West of the 5th P.M., 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: June 12, 2009

Benshoof Farms Partnership


a(n) Partnership

By Ted Benshoof, Partner
Ted Benshoof, Partner

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this June 12, 2009
by Ted Benshoof
as Partner
of Benshoof Farms Partnership

 **JERROLD B. OLIVER**
Commission Number 201442
My Commission Expires
August 26, 2009

Jerrold B. Oliver Notary Public

EXHIBIT "A"



LEGAL DESCRIPTION:

Parcel "A" in the Southeast Quarter of the Southwest Quarter of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 00°09'24" West, 222.14 feet along the West line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning. Thence North 75°56'17" East, 807.30 feet along the Centerline of 200th Trail; thence North 01°25'22" West, 270.39 feet; thence South 82°50'07" West, 383.94 feet; thence North 00°09'24" West, 383.00 feet; thence North 23°09'35" West, 352.81 feet to the North line of the said Southeast Quarter of the Southwest Quarter; thence along the said North line of the Southeast Quarter of the Southwest Quarter, South 84°11'42" West, 259.99 feet to the Northwest Corner of said Southeast Quarter of the Southwest Quarter; thence along the West line of the said Southeast Quarter of the Southwest Quarter, South 00°09'24" East, 1,099.65 feet to the Point of Beginning. Said Parcel "A" contains 11.812 acres including 0.611 acres of County Road right-of-way.

EXHIBIT "B"

EASEMENT DESCRIPTION:

A 30 foot wide Ingress-Egress Easement being 15 feet wide of both said of the following described centerline.

Commencing at the Southwest Corner of Parcel "A" in the Southeast Quarter of the Southwest Quarter of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $75^{\circ}56'17''$ East, 432.17 feet along the centerline of 200th Trail to the Point of Beginning of the centerline of the Ingress-Egress Easement. Thence along said Easement Centerline North $01^{\circ}41'58''$ West, 315.44 feet to a terminus at a point on the North line of said Parcel "A".