

Document 2010 2429

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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. valuable consideration, Barbara Peavey I	75 Dollar(s) and other L.C.
a(n) Limited Liabilty Company the laws of Iowa	organized and existing under does hereby Convey to <u>Ted Benshoof</u>
	scribed real estate in Madison County, lowa: n and to the following described real estate:
See Attached Exhibit "A"	
Husband and Wife, Sellers, and Ted Bene	into, by and between Fred L. Gibson and Sharon L. Gibson, shoof and Barbara Peavey L.C., Buyers, for the sale of the state Contract was recorded on June 1, 2004, in Book 2004, adison County, Iowa
estate by title in fee simple; that it has go the real estate is free and clear of all lien:	th grantees, and successors in interest, that it holds the real od and lawful authority to sell and convey the real estate; that is and encumbrances, except as may be above stated; and it all estate against the lawful claims of all persons, except as
	ling acknowledgment hereof, shall be construed as in the sincontext.
Dated: 0d 1, 2010	
	Barbara Peavey L.C.
	a(n) <u>Limited Liabilty Company</u> By <u>Barbara Peavey L C Mura Sey</u> Barbara Peavey, L.C., <u>Manager</u>
	Ву
STATE OF, COUN	TY OF Clinton
	ed before me on this Oct 1, 2010
of Barbara Peavey L.C.	
BARBARA A. HENNINGSEN Commission Number 726068 My Commission Expires	Barbara a Sonnerge , Notary Public
10WP December 18, 2012	

The East Half (E ½) or the Northwest Quarter (NW¼); the South Half (5 %) of the Northeast Quarter (NE¼); The East Half (5 %) of the Southwest Quarter (5 %); and the Southeast Quarter (5 %); all in Section Thirty-two (3 %) in Township Seventy-five (3 %) North, Range Twenty-nine (3 %) West of the 5 % h.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, lowa, 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, lowa, 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, lowa, 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, lowa, 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,