

COMPUTER ✓
RECORDED ✓
COMPARED ✓

REC S. J. Welch
AUD S. _____
R.M.F. \$ _____

FILED NO. 2963

BOOK 42 PAGE 224

94 APR 27 PM 12: 07

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

JOAN WELCH
MADISON COUNTY AUDITOR

To: Dorothy H. Benz and Howard Benz Date: 4-20-94

430 NW 2ND St.

Earlham, Ia. 50072

From: Joan Welch, Madison County Auditor

RE: See attached land description

NOTICE OF REQUIREMENT TO FILE PLAT OF SURVEY

Pursuant to Section 409A.4 and 409A.13, copies of which are attached, you are hereby notified that as owners of the land or of some interest in the land hereinbefore described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 409A, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 409A, Code of Iowa.

You are further notified if you fail, within thirty (30) days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 409A, Code of Iowa. Pursuant to Section 409A.17, Code of Iowa, the total cost of the surveying, platting and recording of a plat shall be assessed to each parcel included in the plat of survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 409A.14, you may appeal said notice to the District Court within twenty (20) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 20 day of April, 1994 at Winterset, Madison County, Iowa.

Joan Welch
Joan Welch
Madison County Auditor

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Madison County Courthouse, P. O. Box 152, Winterset, Iowa 50273

REAL ESTATE TRANSFER
TAX PAID

STAMP # 6

\$ 18 40

Michelle Utzler
RECORDER

4-5-94 Madison
DATE COUNTY

*Att. based
to 9-26-93*

COMPUTER

RECORDED

COMPARED

REC \$ 5.00

AUD \$ 5.00

R.M.F. \$ 1.00

FILED NO. 2623

BOOK 132 PAGE 629

9 APR 25 PM 3:06

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
DOROTHY H. BENZ and HOWARD BENZ, wife and husband,

do hereby Convey to
NORMAN C. SCAR

the following described real estate in Madison County, Iowa:

Commencing at the Northwest Corner of the North Fifty (50) acres of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), Township Seventy-seven (77) North of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence South 360 feet, thence East 1313 feet, thence North 360 feet, thence West 1313 feet to the point of beginning.

Where the names Dorothy H. Benz and Dorothy H. Scar appear, they refer to one and the same person.

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 Dated: Dec. 9th, 1993

ss: MADISON COUNTY,
On this 9th day of DECEMBER, 199 3, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy H. Benz and Howard Benz

Dorothy H. Benz
(Dorothy H. Benz) (Grantor)

Howard Benz
(Howard Benz) (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.

Dean R. Nelson
(Dean R. Nelson)
Notary Public