



Document 2012 311

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Date 2/01/2012 Time 10:19 AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 27 DOV# 27

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO ✓  
SCAN  
CHEK



\$60,000.00

### 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)

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:**



## Addendum

1. An undivided four percent (4%) 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

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,