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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA



## **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:



## Warranty Deed (Corporate/Business Entity Grantor)

For the consideration of \$60,000.00	Dollar(s) and other
valuable consideration, Barbara Peavey L.C.	
a(n) Limited Liabilty Company	organized and existing under
the laws of <u>Iowa</u>	loes hereby Convey to Ted Benshoof
An undivided four percent (4%) interest in and to	real estate in Madison County, lowa: o the following described real estate:
See Attached Exhibit "A"	
Husband and Wife, Sellers, and Ted Benshoof and	y and between Fred L. Gibson and Sharon L. Gibson, and Barbara Peavey L.C., Buyers, for the sale of the entract was recorded on June 1, 2004, in Book 2004, 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 singular or plural number, according to the context.	
Dated: January 23, 2012	
В	Barbara Peavey L.C.
a(	n) Limited Liabilty Company
	By Burbons & Penney & C Marager
	Barbara Peavey, L.C., Manager
	Ву
STATE OF, COUNTY OF	CLINTON
This instrument was acknowledged beforeby Barbara Peavey, L.C.	re me on this January 23, 2012
as Manager	
of Barbara Peavey L.C.	A S ON III
KAREN E. KUEHL Commission Number 209533 My Commission Expires January 12, 2013	Karen E. Kuehl , Notary Public

## 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

The East Half (E ½) or 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, 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,