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Date 11/15/2012 Time 10:42 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$67.20

Rev Stamp# 354 DOV# 374

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

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Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: T. Alan Benshoof and Robert Benshoof, 2701 State Hwy 92, Winterset, IA 50273



WARRANTY DEED

For the consideration of \$42,500.00 Dollar(s) and other valuable consideration,
Steve Benshoof and Angela Benshoof, Husband and Wife

do hereby

Convey to T. Alan Benshoof and Robert Benshoof

the

following described real estate in Madison County, Iowa:

An undivided one-third interest in and to:

See Legal Description Attached.

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.

Dated: 11-9-12

Steve Benshoof
Steve Benshoof (Grantor)

Angela Benshoof
Angela Benshoof (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on November 9, 2012, by Steve Benshoof and Angela Benshoof

Kim Leonard
KIM LEONARD Notary Public
Commission Number 712395
My Commission Expires
September 4, 2013

(This form of acknowledgment for individual grantor(s) only)

All that part of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., lying South of the Public Highway, except a strip 20 feet wide off of the West side thereof and a strip 40 feet wide off the South side thereof and except the following described tracts, to-wit:

1. Commencing at a point 66 feet North of the Northeast corner of Block 5 of the Original Town of Patterson, Iowa, and running thence North 23 rods, thence West 11 rods, thence South 15 rods, thence West 5 rods, thence South 8 rods, thence East 16 rods to the place of beginning.
2. Commencing at the Northeast corner of Block Five (5) of the Original Town of Patterson, Madison County, Iowa, running thence North 40 feet to the North line of the Street, thence South $83^{\circ}42'$ West along the North line of the Street 462 feet to the Southeast corner of parcel, thence continuing South $83^{\circ}42'$ West 132 feet, thence North 132 feet, thence North $83^{\circ}42'$ East 132 feet, thence South 132 feet to the Southeast corner of said parcel, containing 0.3976 acres.
3. Commencing at the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Patterson, Madison County, Iowa; thence North $00^{\circ}00'02''$ West 42.55 feet; thence North $89^{\circ}59'58''$ East 20.00 feet to the Point of Beginning; thence North $00^{\circ}00'02''$ West 132.00 feet; thence North $83^{\circ}27'12''$ East 637.68 feet; thence South $00^{\circ}00'00''$ 132.00 feet; thence South $83^{\circ}27'12''$ West 637.68 feet to the Point of Beginning. Said parcel of land contains 1.920 acres, including 0.121 acres of county road right-of-way.
4. Commencing at the Northeast corner of Block Five (5) of the Original Town of Patterson, Madison County, Iowa, running thence North 40 feet to the North line of the street, thence South $83^{\circ}42'$ West along the North line of the street 330 feet to the Southeast corner of parcel, thence continuing South $83^{\circ}42''$ West 132 feet, thence North 132 feet, thence North $83^{\circ}42'$ East 132 feet, thence South 132 feet to the Southeast corner of said parcel.

EXCEPT:

Parcel "C" described as a Parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Patterson, Madison County, Iowa, more particularly described as follows: Commencing at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section Twenty-nine (29); thence $N00^{\circ}14'15''$ E along the East line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 105.73 feet to the North right of way of North Street; thence $S83^{\circ}32'23''$ W along said North right of way, 263.91 feet to the point of beginning; thence $S00^{\circ}14'15''$ W along said right of way, 22.39 feet; thence $S83^{\circ}27'11''$ W along said right of way, 65.22 feet; thence $N00^{\circ}00'02''$ W, 132.00 feet; thence $N83^{\circ}27'11''$ E, 65.75 feet; thence $S00^{\circ}14'15''$ W, 109.67 feet to the point of beginning, said parcel contains 0.20 acres and is subject to easements and restrictions of record.