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Rec Amt \$22.00 Aud Amt \$50.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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: Benshoof Family Farms, LLC, 1931 Quail Ridge Ave., Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,  
Ted Benshoof and Sharon Benshoof, Husband and Wife

do hereby

Convey to Benshoof Family Farms, LLC

the

following described real estate in Madison County, Iowa:

See Exhibit "A" Attached

This deed is exempt according to Iowa Code 428A.2(15).

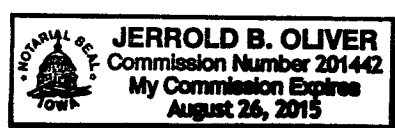
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Ted Benshoof  
Ted Benshoof (Grantor)

Dated: Dec 20, 2012  
Sharon Benshoof  
Sharon Benshoof (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on Dec 20, 2012, by Ted Benshoof  
and Sharon Benshoof

Jerrold B. Oliver, Notary Public



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

All that part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27) lying South of the Primary Highway #92 and containing 6.03 acres, more or less; and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to Real Estate Contract to purchase the above described real estate entered into by and between Larry Dale Faux and Sheryl Ann Faux, Sellers, and Ted Benshoof, Buyer, dated February 2, 2011, and recorded on March 2, 2011, in Book 2011, Page 592 of the Recorder's Office of Madison County, Iowa

**AND**

The East 106 2/3 Acres of the Southwest Quarter (1/4) of Section Twenty-six (26), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except Parcel "A", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence North 89°41'46" West, 986.09 feet along the South line of the Southwest Quarter (1/4) of said Section Twenty-six (26) to the Point of Beginning; thence North 89°41'46" West, 424.97 feet along the South line of the Southwest Quarter (1/4) of said Section Twenty-six (26); thence North 0°13'50" East, 696.86 feet; thence North 89°41'46" West, 83.92 feet; thence North 0°13'50" East 270.99 feet; thence South 89°41'46" East, 410.93 feet; thence South 0°13'50" West, 111.70 feet; thence South 89°41'46" East, 514.33 feet; thence South 0°13'50" West, 227.24 feet; thence North 89°41'46" West, 416.37 feet; thence South 0°13'50" West, 628.91 feet to the Point of Beginning. Said Parcel contains 11.885 acres, including 0.322 acres of County Road right-of-way

**AND**

The Southeast Quarter (1/4) of Section Twenty-eight (28) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except the West 952 Feet of the South 315 Feet thereof, And Except Parcel "A", located in the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 0°20'57" East, 1166.12 feet along the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-eight (28); thence North 89°31'00" West, 309.81 feet; thence South 0°20'57" West, 93.84 feet; thence North 89°31'00" West, 280.63 feet; thence South 38°06'26" West, 730.43 feet; thence South 0°20'57" West, 493.75 feet to a point on the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-eight (28); thence South 89°31'00" East, 1037.71 feet along the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-eight (28) to the Point of Beginning. Said Parcel contains 23.241 acres, including 0.953 acres of County Road right-of-way

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-seven (27), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

**AND**

The Fractional North One-half ( $\frac{1}{2}$ ) of the Fractional South One-half ( $\frac{1}{2}$ ) of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

**AND**

The South Fractional One-fourth ( $\frac{1}{4}$ ) of Fractional Section Nineteen (19), except the West 33 feet thereof, in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

**AND**

Lot One (1) of the irregular survey of the South part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), except a tract containing one-half ( $\frac{1}{2}$ ) acre, more or less, bounded on the North by the railroad right of way, on the West by the public highway, on the South by Middle River, and on the East by the ditch running North and South emptying into said Middle River; and Lots One (1), Three (3), and Four (4) of the irregular survey of the South part of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ); and all that part of the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) which lies South of the right of way of the Chicago, Rock Island and Pacific Railway Company (formerly known as the Des Moines, Winterset and Southwestern Railroad Company); and all that part of the right of way of the Chicago, Rock Island and Pacific Railway Company (formerly known as the Des Moines, Winterset and Southwestern Railroad Company) in the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), being South of the Town of Patterson and North of Middle River, except that part thereof South of Lot Four (4) and West 54 feet of Lot Three (3) in Block Thirteen (13), and except that part thereof between the East line of Second Street and the East line of Third Street; and except all that part lying south of Block 12 of the Original Town of Patterson; Section Twenty-nine (29); AND the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-two (32); All in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

**AND**

The North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-two (32), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

**AND**

Parcel "B" in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter, and in the North part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 74 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as described in Plat of Survey filed in Book 2008, Page 1265 of the Recorder's Office of Madison County, Iowa.

The E½ of the NE¼ of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the railroad right-of-way formerly belonging to the C.R.I. & P. Railroad Company in Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26), adjoining the above described premises;

EXCEPT

Parcel "E" of the NE¼ of the NE¼ of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

Lot One (1) of B & K Subdivision located in the Northwest Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa

AND 58 2/3rds interest in and to:

The East Half (½) of the Northwest Quarter (¼); the South Half (½) of the Northeast Quarter (¼); the East Half (½) of the Southwest Quarter (¼); and the Southeast Quarter (¼); all in Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, excepting:

1. Parcel "A" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) and in the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Thirty-two (32), 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 shown corrected in an Affidavit filed September 23, 2002, in Book 2002, Page 4680,
2. Parcel "A" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Thirty-two (32), 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 shown corrected in an Affidavit filed March 12, 2003, in Book 2003, Page 1368.
3. Parcel "B" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) and in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Thirty-two (32), 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, and shown corrected in an Affidavit filed March 12, 2003, in Book 2003, Page 1368.