



Document 2013 3405

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Date 11/08/2013 Time 3:53 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 344 DOV# 359

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

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612

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Official Form No. 101 - August 2013

Mark L. Smith

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

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Benshoof Family Farms LLC, 1931 Quail Ridge Avenue, Winterset, IA 50273



WARRANTY DEED

For the consideration of -----120,000.00----- Dollar(s) and other valuable consideration,
Phylliss E. Peterson, Single

do hereby

Convey to Benshoof Family Farms LLC

the

following described real estate in Madison County, Iowa:

Parcel 11A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22 interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa,



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: 11/8/13

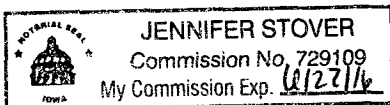
PHYLLISS E. PETERSON

By: [Signature]
William R. Ingels, As (Grantor)
Attorney In-Fact

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 8 day of November, 2013, by William R. Ingels, As Attorney-In-Fact for Phylliss E. Peterson



[Signature]
Signature of Notary Public

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