

Document 2019 164

Book 2019 Page 164 Type 03 001 Pages 1 Date 1/04/2019 Time 3:57:46PM Rec Amt \$7.00 Aud Amt \$10.00 IN

Rev Transfer Tax \$23.20

INDX **ANNO SCAN**

Rev Stamp# 5

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

WARRANTY DEED
WARRANTY DEED Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273 Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731 Taxpayer: Benshoof Family Farms, LLC, 1931 Quail Ridge Avenue, Winterset, IA 50273 For the consideration of \$15,000.00 Dollar(s) and other valuables
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Benshoof Family Farms, LLC, 1931 Quail Ridge Avenue, Winterset, IA 50273
For the consideration of \$15,000.00 Dollar(s) and other valuable
consideration, Larry Dale Faux and Sheryl Ann Faux, Husband and Wife
do hereby Convey to
Benshoof Family Farms, LLC
the following described real estate in
Madison County, Iowa: Parcel "G" located in the Southwest Quarter (1/4) of the Southeast Quarter
(1/4) of Section Twenty-seven (27), and in the Northwest Quarter (1/4) of the Northeast Quarter (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, containing 3.59 acres more or less, as shown in Amended Plat of Survey filed in Book 2018, Page 3485
on October 29, 2018, in the Office of the Recorder of Madison County, Iowa.
This Deed is given in partial satisfaction of a Real Estate Contract from Larry Dale Faux and Sheryl Ann Faux,
Husband and Wife, as Sellers, to Ted Benshoof, as Buyer, which Contract has been assigned to Benshoof Family
Farms, LLC, which Contract is recorded in Book 2011, Page 592 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 on See. 21,2018 STATE OF IOWA , COUNTY OF Der 2/, 20/5, by Larry Dale Faux This record was acknowledged before me on and Sheryl Ann Faux

