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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Benz Farm, LLC
410 S.W. Walnut Avenue
Earlham, Iowa 50072

LE/

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Dorothy D. Dirksen
Eleanor D. Hess

Grantees:

Benz Farm, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s)
and other valuable consideration, DOROTHY D. DIRKSEN and RONALD J. DIRKSEN, wife and
husband; ELEANOR D. HESS, a single person, do hereby Convey to
BENZ FARM, LLC, an Iowa limited liability company
the following described real estate in

Madison County, Iowa:

The East One-half of the Southeast Quarter (E½ SE¼) of Section 10, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa,
EXCEPT Parcel "C" of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 10, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey recorded on September 23, 2019 in Book 2019, Page 3052, in the Office of the Recorder of Madison County, Iowa.

In the chain of title to the above described real estate the names Dorothy Deann Dirksen and Dorothy D. Dirksen refer to the same person, and Eleanor Diane Hess and Eleanor D. Hess refer to the same person.

Monetary consideration is less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 December 14th, 2020.

Ronald J. Dirksen (Grantor) x Dorothy D. Dirksen (Grantor)

(Grantor)

Eleanor D. Hess (Grantor)

STATE OF OHIO, COUNTY OF STARK

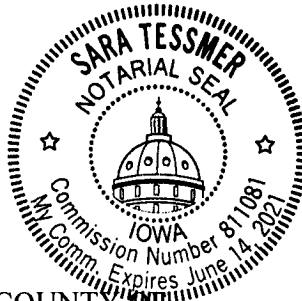
This record was acknowledged before me on December 14th, 2020, by Dorothy D. Dirksen and Ronald J. Dirksen



ALEXANDRA A. SMITH
Notary Public, State of Ohio
My Comm. Expires
July 26, 2024

Alexandra A. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on January 5, 2021, by Eleanor D. Hess



Sara Tessmer
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public