



Document 2012 3948

Book 2012 Page 3948 Type 03 001 Pages 3

Date 12/27/2012 Time 9:48 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,199.20

Rev Stamp# 395

INDX ✓

ANNO ✓

SCAN

CHECK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWATHE IOWA STATE BAR ASSOCIATION
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: Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273



WARRANTY DEED

For the consideration of \$750,000.00 Dollar(s) and other valuable consideration,
Fred L. Gibson and Sharon L. Gibson, Husband and Wife

do hereby

Convey to Ted Benshoof as to an undivided 58 2/3% interest, and Barbara Peavey, L.C., as to an
undivided 41 1/3% interest, as Tenants in Common the

following described real estate in Madison County, Iowa:

See 1 in Addendum

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: 12-20-12

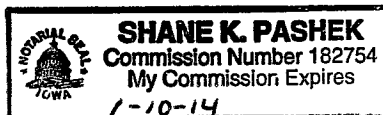
Fred L. Gibson

(Grantor)

Sharon L. Gibson

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Fred L. Gibson
and Sharon L. Gibson

, Notary Public

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

Addendum

1. See Legal Description Attached

This deed is in satisfaction of a Real Estate Contract recorded in Book 2004, Page 2533 of the Recorder's Office of Madison County, Iowa.

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$); the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$); the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$); and the Southeast Quarter ($\frac{1}{4}$); 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 ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) 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 ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 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 ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) 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.