



Document 2013 1084

Book 2013 Page 1084 Type 03 001 Pages 2
Date 4/17/2013 Time 3:46 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$167.20
Rev Stamp# 99

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Benshoff Farms Partnership, 1931 Quail Ridge Avenue, Winterset, Iowa 50273

✓ **Return Document To:** (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Phillip W. Gray
Linda J. Gray

Grantees:

Benshoof Farms Partnership

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of \$105,000.00 Dollar(s) and other valuable consideration,
Phillip W. Gray and Linda J. Gray, Husband and Wife,

Benshoof Farms Partnership do hereby Convey to

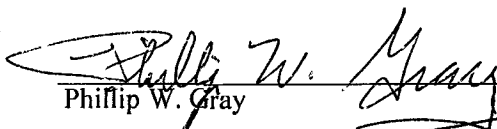
the
following described real estate in Madison County, Iowa:

Parcel "D" in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) all in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Patterson, Madison County, Iowa, containing 28.48 acres, as shown in Plat of Survey filed in Book 2008, Page 2059 on June 27, 2008, in the Office of the Recorder of Madison County, Iowa.

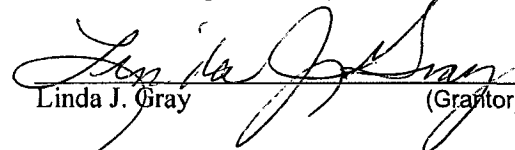
This deed is given in fulfillment of a Real Estate Contract recorded on December 18, 2008 in Book 2008 at Page 3654 in the Madison County Recorder's Office; and, Amendment to Real Estate Contract recorded on March 4, 2009 in Book 2009 at Page 619 in the Madison County Recorder's Office.

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: April 17, 2013

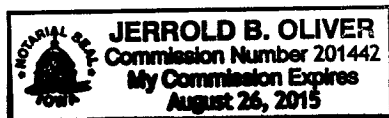

Phillip W. Gray (Grantor)

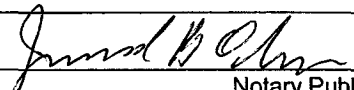
(Grantor)


Linda J. Gray (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on April 17, 2013, by Phillip W. Gray and Linda J. Gray




Notary Public