



Document 2013 1202

Book 2013 Page 1202 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$38.40

Rev Stamp# 112 DOV# 110

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Benshoof Family Farms, LLC, 1931 Quail Ridge Ave., Winterset, IA 50273

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

Benshoof Family Farms, LLC, 1931 Quail Ridge Ave., Winterset, IA 50273

Grantors:

Barbara Peavey L.C.

Grantees:

Benshoof Family Farms, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$24,500.00 Dollar(s) and other
valuable consideration, Barbara Peavey L.C.

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Benshoof Family Farms, LLC

the following described real estate in Madison County, Iowa:

An undivided one and one-third (1 1/3) percent interest in and
to the following described real estate:

See Exhibit "A" Attached

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: April 5, 2013

Barbara Peavey L.C.
a(n) Limited Liability Company

By Barbara L. Peavey
Barbara L. Peavey, Manager

By _____

STATE OF IOWA, COUNTY OF Clinton

This instrument was acknowledged before me on this April 5, 2013
by Barbara L. Peavey
as Manager
of Barbara Peavey L.C.

Barbara A. Henningsen
Notary Public

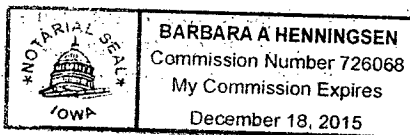


EXHIBIT "A"

The East Half (E ½) of the Northwest Quarter (NW¼); the South Half (S ½) of the Northeast Quarter (NE¼); The East Half (E ½) of the Southwest Quarter (SW¼); and the Southeast Quarter (SE ¼); all in Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-nine (28) West of the 5th P.M., Madison County, Iowa, excepting:

Parcel "A", located in part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) and part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 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 further excepting:

Parcel "A", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 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 further excepting:

Parcel "B", located in the Southeast Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 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,