

BK: 2019 PG: 2503
Recorded: 8/13/2019 at 2:39:43.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



CORRECTED
TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, 115 E. First Street, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Jacob K. and Angelia L. Johnston
1187 Earlham Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Carol S. Menke Living Trust

Grantees:
Jacob K. Johnston
Angelia L. Johnston

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of 1.00 and no/100ths----- Dollar(s) and
other valuable consideration, Carol S. Menke and Joseph E. Menke

(Trustee) (Co-Trustees)
of the CAROL S. MENKE LIVING TRUST dated March 31, 2015,
does hereby convey to JACOB K. JOHNSTON and ANGELIA L. JOHNSTON, husband and wife, as
joint tenants with full rights of survivorship, and not as tenants in common, the following described
real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and made this reference incorporated herein.

This deed corrects the legal description of the above described real estate as contained in the deed
recorded in Book 2018, Page 2687, recorded in the Office of the Recorder of Madison County, Iowa,
which deed contained a typographical error in the legal description of the real estate conveyed therein.
Monetary consideration is less than \$500. This transfer is exempt from transfer tax and declaration of
value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10), Code of
Iowa.

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to
which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the
person creating the trust was under no disability or infirmity at the time the trust was created; that the
transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or
legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated August 9, 2019.

Carol S. Menke

Carol S. Menke
As (Trustee) (Co-Trustee) of
the above-entitled trust

Joseph E. Menke

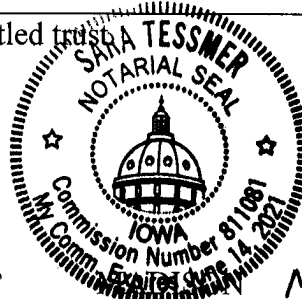
Joseph E. Menke
As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 9, 2019, by Carol S. Menke

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust



Sara Tessmer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 9, 2019, by Joseph E. Menke

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust



Sara Tessmer
Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Exhibit "A"

A parcel of land described as follows: Beginning at the Southeast corner of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence West 944.60 feet, thence N10°24'28"E 462.54 feet, thence N73°19'00"E 62.59 feet, thence N36°19'35"E 190.37 feet, thence N05°43'52"E 616.57 feet, thence N89°46'06"E 279.42 feet, thence N00°47'09"E 530.02 feet, thence N88°55'30"E 344.96 feet to the East line of said Southeast Quarter (¼) (Also being the centerline of County Highway P-57), thence along said East line, S00°09'28"W 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less, including County roads, and 23.29 acres, more or less, excluding county road; EXCEPTING THEREFROM a tract of land described as follows: Commencing at the Southeast corner of said Section Twelve (12), thence along East line of the Southeast Quarter (¼) of said Section, N00°09'28"E 935.81 feet to the point of beginning, thence N86°02'43"W 342.68 feet, thence N00°33'14"E 222.46 feet, thence N87°56'39"W 9.76 feet, thence N00°23'27"W 58.64 feet, thence N00°47'09"E 530.02 feet, thence N88°55'30"E 344.96 feet to the East line of said Southeast Quarter (¼) (also being the centerline of County Highway P-57), thence along said East line, S00°09'28"W 841.52 feet to the point of beginning, containing 6.57 acres, more or less, including county road right-of-way.