



Document 2019 2975

Book 2019 Page 2975 Type 03 001 Pages 2

Date 9/17/2019 Time 3:42:53PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$159.20 ANNO

Rev Stamp# 375 DOV# 389 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA



\$100,000

**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, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Joshua Lincoln  
501 W. Summit Street  
Winterset, Iowa 50273

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

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

**Grantors:**

Benjamin W. Johnson  
Terri J. Johnson

**Grantees:**

Joshua Lincoln

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of \$100,000.00 and no/100ths----- Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, do hereby Convey to JOSHUA LINCOLN

the following described real estate in Madison County, Iowa:

Parcel "C" located in the Fractional Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 2, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 19.62 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 4102 on December 14, 2018, in the Office of the Recorder of Madison County, 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 September 17, 2019.

Signature of Benjamin W. Johnson (Grantor)

(Grantor)

Signature of Terri J. Johnson (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 17, 2019, by Benjamin W. Johnson and Terri J. Johnson



Myles W. Easter Commission Number 793185 My Commission Expires 11-13-21

Signature of Notary Public