



Document 2020 2287

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



## WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

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

Todd C. and Irene K. Gerwig  
2209 Rustic Avenue  
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:**

Todd C. Gerwig  
Irene K. Gerwig

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$1.00 and no/100ths... Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, do hereby Convey to TODD C. GERWIG and IRENE K. GERWIG, 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:

Parcel "A", located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and located in Lot Two (2) of Johnson Acres located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2), as shown in Third Amended Plat of Survey filed in Book 2020, Page 1511 on May 6, 2020 in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 June 26, 2020

Handwritten signature of Benjamin W. Johnson
Benjamin W. Johnson (Grantor)

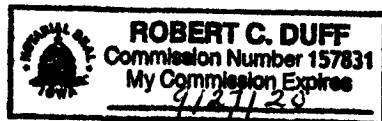
Handwritten signature of Terri J. Johnson
Terri J. Johnson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 26, 2020, by Benjamin W. Johnson and Terri J. Johnson



Handwritten signature of Robert C. Duff
Signature of Notary Public