



Document 2020 2998

Book 2020 Page 2998 Type 03 001 Pages 3

Date 8/17/2020 Time 12:13:22PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$488.00

ANNO

Rev Stamp# 341 DOV# 338

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

305,500



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)

Chad and Erinn Smith
1657 McBride Ridge Court
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:

Chad Smith
Erinn Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$305,500.00 and no/100ths----- Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, do hereby Convey to CHAD SMITH and ERINN SMITH, 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 by this reference incorporated herein.

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 August 6, 2020

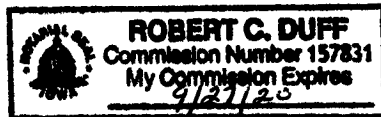
Benjamin W. Johnson
Benjamin W. Johnson (Grantor)

Terri J. Johnson
Terri J. Johnson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 6 Aug, 2020, by Benjamin W. Johnson and Terri J. Johnson



Robert C Duff
Signature of Notary Public

Exhibit "A"

All of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying South of the public highway running East and West through said 40-acre tract, containing 27.65 acres more or less, **AND** the South 59 acres of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); **ALL** in Section Thirty-Five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "F" located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 4.42 acres, as shown in Plat of Survey filed in Book 2011, Page 1437 on June 3, 2011, in the Office of the Recorder of Madison County, Iowa.