

BK: 2020 PG: 3212
Recorded: 8/27/2020 at 3:43:59.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by & Return To: Ross A. Baxter, Iowa Natural Heritage Foundation, 505 5th Ave. STE 444, Des Moines, IA 50309 (515) 288-1846

Taxpayer: Iowa Natural Heritage Foundation, 505 5th Ave. STE 444, Des Moines, IA 50309

WARRANTY DEED

As a GIFT without additional consideration, Roslea Johnson, a widowed person, does hereby Convey to Iowa Natural Heritage Foundation the following described real estate in Madison County, Iowa:

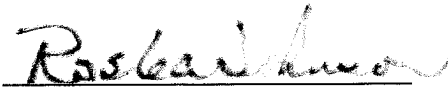
That part of Parcel "G" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2018, Page 4029 on December 10, 2018, in the Office of the Recorder of Madison County, Iowa, lying South of the middle of the County Road running through said Parcel "G".

This deed is exempt according to Iowa Code 428A.2(21).

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: August 27th, 2020.



Roslea Johnson, Grantor

STATE OF **IOWA**, COUNTY OF **POLK**

This record was acknowledged before me on August 27th, 2020, by Roslea Johnson, a widowed person.



Signature of Notary Public

