



Document 2020 4344

Book 2020 Page 4344 Type 03 001 Pages 2
Date 11/09/2020 Time 1:15:15PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 522 DOV# 518
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Nicholas W. Hamilton, 2366 Holliwell Bridge Road, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



\$40,000

WARRANTY DEED

For the consideration of \$40,000.00 Dollar(s) and other valuable consideration, Randal C. Johnson, a Single Person, does hereby Convey to Nicholas W. Hamilton, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.02 acres, as shown in Amended Plat of Survey filed in Book 2020, Page 1484 on May 4, 2020, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "D" in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.023 acres, as shown in Plat of Survey filed in Book 2005, Page 3386 on July 20, 2005 in the Office of the Recorder of Madison County, Iowa.

Wherever in the chain of title to such property the names Judith Ellen Hamilton and Judith Ellen Johnson appear, they refer to one and the same person.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds 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 grantor Covenants 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: October 20, 2020.

Randal C. Johnson
Randal C. Johnson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 20, 2020, by Randal C. Johnson.



Carla J Vasey
Signature of Notary Public