



CONSIDERATION \$60,000

BK: 2020 PG: 4809
Recorded: 12/15/2020 at 10:07:20.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
LISA SMITH RECORDER
Madison County, Iowa



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)

Aaron B. and Kristin R. Hook
3245 E. Washington Avenue
Des Moines, Iowa 50317

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:

Aaron B. Hook
Kristin R. Hook

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$60,000.00 and no/100ths----- Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, do hereby Convey to AARON B. HOOK and KRISTIN R. HOOK, 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:

Lot One (1) of Rustic Acres Rural Subdivision, located in the West Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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 December 8, 2020

Benjamin W. Johnson (Grantor)

Terri J. Johnson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on December 8, 2020, by Benjamin W. Johnson and Terri J. Johnson

Sara Tessmer
Signature of Notary Public

