BK: 2021 PG: 2628

Recorded: 6/25/2021 at 11:53:40.0 AM

Pages 2

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$25.00 Revenue Tax: \$639.20 LISA SMITH RECORDER Madison County, Iowa

CONSIDERATION \$400,000

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT Law Firm, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

MASON JOHNSON AND ASHLEY JOHNSON, 2314 - 148th Street, Winterset, Iowa 50273

File #ISS (spo)

## **WARRANTY DEED**

Legal:

Parcel "C" located in the South Half of the Southwest Quarter (S ½ SW ¼) of Section 29, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa, containing 8.36 acres, as shown in Plat of Survey filed in Book 2, Page 497 on August 3, 1994, in the Office of the Recorder of Madison County, Iowa

The West Half of the Southwest Quarter of the Southwest Quarter (W ½ SW ¼ SW ¼) of said Section 29, EXCEPT Parcel "B" located therein, containing 8.36 acres, as shown in Plat of Survey filed in Book 2, Page 496 on August 3, 1994, in the Office of the Recorder of Madison County, Iowa

AND
The Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of
Section 30, Township 77 North, Range 27, West of the 5th P.M.,
Madison County, Iowa, EXCEPT a tract of land located therein,
containing 15.00 acres, more or less, as shown in Plat of Survey filed
in Book 2, Page 653 on March 20, 1996 in the Office of the Recorder
of Madison County, Iowa

Address: 2314 – 148th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Thomas R. Dorman and Sheryl A. Dorman also known as Sheryl Dorman, a married couple**, do hereby convey the above-described real estate to **Mason Johnson and Ashley Johnson**, a

**married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF LOW ) SS:	Dated:
On this day of	Thomas R. Dorman  Shery A. Dorman  Sheryl A. Dorman also known as Sheryl Dorman

