



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)

Christopher M. Randall
La Rae E. Randall
19019 O Avenue
Grundy Center, Iowa 50638

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:

Christopher M. Randall
La Rae E. Randall

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$265,000.00 and no/100ths----- Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, do hereby Convey to CHRISTOPHER M. RANDALL AND LA RAE E. RANDALL, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "D" located in the South Half (1/2) of the Northeast Quarter (1/4) of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa containing 54.436 acres, as shown in Plat of Survey filed in Book 2021, Page 2033 on May 18, 2021, in the Office of the Recorder of 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 July 26, 2021

Handwritten signature of Benjamin W. Johnson
Benjamin W. Johnson (Grantor)

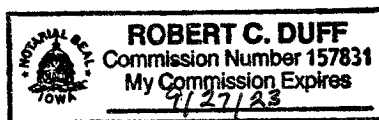
Handwritten signature of Terri J. Johnson
Terri J. Johnson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 26, 2021, by Benjamin W. Johnson and Terri J. Johnson



Handwritten signature of Robert C. Duff
Signature of Notary Public