

BK: 2021 PG: 3458
Recorded: 8/18/2021 at 8:51:13.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$594.40
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Benjamin William Johnson and Terri Jean Johnson, 2547 235th Street,
Winterset, IA 50273

Return Document To: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Gehrke Farms, LLC

Grantees: Benjamin William Johnson and Terri Jean Johnson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Seventy-Two Thousand Dollar(s) and other valuable consideration, Gehrke Farms, LLC, a Limited Liability Company organized and existing under the laws of Iowa, does hereby Convey to Benjamin William Johnson and Terri Jean Johnson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Outlots "X" and "Y", FOX BEND PLAT 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Aug 12, 2021

Gehrke Farms, LLC, an Iowa limited liability company

By [Signature]
Jon C. Gehrke,

Title
Member Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on August 12, 2021, by Jon C. Gehrke, as Member Manager, of Gehrke Farms, LLC a Limited Liability Company.

[Signature]
Signature of Notary Public

