

BK: 2022 PG: 1065
Recorded: 4/12/2022 at 1:00:16.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jonathan L. Grob
McGrath North Mullin & Kratz PC LLO
1601 Dodge Street, Suite 3700
Omaha, NE 68102
(402) 341-3070

Taxpayer Information: (Name and complete address)

William Benjamin Johnson and Loline Johnson
2644 160th Street
Van Meter, IA 50261
(515) 250-7997

Return Document To: (Name and complete address)

Jonathan L. Grob
McGrath North Mullin & Kratz PC LLO
1601 Dodge Street, Suite 3700
Omaha, NE 68102

Grantors:

William Benjamin Johnson and Loline A.
Johnson

Grantees:

William Benjamin Johnson, Trustee, and His
Successors in Trust, Under the William Benjamin
Johnson Revocable Trust, Dated April 5, 2022, and
Any Amendments Thereto and Restatements Thereof

Legal description:

See Exhibit "A".

Document or instrument number of previously recorded documents:

2015-3027

EXEMPT TRANSFER - THIS CONVEYANCE IS EXEMPT FROM THE REAL ESTATE TRANSFER TAX AND DECLARATION OF VALUE REQUIREMENT PURSUANT TO IOWA CODE SECTION 428A.1 AND 428A.2(21) AS A TRANSFER IN WHICH THE CONSIDERATION IS \$500 OR LESS. THIS CONVEYANCE IS ALSO EXEMPT FROM THE GROUNDWATER HAZARD STATEMENT REQUIREMENT PURSUANT TO IOWA CODE SECTION 558.69 AND IS EXEMPT FROM PRIVATE SEWAGE DISPOSAL INSPECTION PURSUANT TO IOWA CODE SECTION 455B.172(11)(a)(11).

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **WILLIAM BENJAMIN JOHNSON** and **LOLINE A. JOHNSON**, husband and wife (collectively, the "Grantors"), in consideration of One Dollar (\$1.00) and other valuable consideration less than Five Hundred Dollars (\$500.00) in hand paid, do hereby convey unto **WILLIAM BENJAMIN JOHNSON**, Trustee, and His Successors in Trust, Under the **WILLIAM BENJAMIN JOHNSON REVOCABLE TRUST**, Dated April 5, 2022, and Any Amendments Thereto and Restatements Thereof ("Grantee"), in and to the following described real estate situated in Madison County, Iowa, more particularly described as follows:


SEE EXHIBIT "A".

Grantors do hereby covenant with said Grantees, and their successors in interest, that the Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to convey the real estate; that the real estate is free and clear of all liens and encumbrances whatsoever except those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record; and the Grantors covenant to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantors.

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

Executed this 5th day of April, 2022.

GRANTORS:


WILLIAM BENJAMIN JOHNSON



LOLINE A. JOHNSON

EXHIBIT "A"

The Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); ALL in Section Thirty (30), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following- described tracts to-wit:

1. Parcel "D" located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 14.37 acres, as shown in Plat of Survey filed in Book 2015, Page 2810 on September 24, 2015, in the Office of the Recorder of Madison County, Iowa.
2. Parcel "E" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 2.11 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 1208 on May 9, 2016, in the Office of the Recorder of Madison County, Iowa.
3. All that part of Parcel "G" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), as shown in Plat of Survey filed in Book 2016, Page 1646 on June 13, 2016, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "D" located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 14.37 acres, as shown in Plat of Survey filed in Book 2015, Page 2810 on September 24, 2015, in the Office of the Recorder of Madison County, Iowa.