

CONSIDERATION \$1,400,000.00

BK: 2022 PG: 2599
Recorded: 9/1/2022 at 3:40:14.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$2,239.20
LISA SMITH RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED AND AFFIDAVIT OF TRUSTEE
Recorder's Cover Sheet**

Preparer Information:

Alecia A. Meuleners
699 Walnut Street, Suite 2000
Des Moines, IA 50309
515-288-6041

Taxpayer Information:

Michael and Jennifer Johnson, 3036 N Birch Ave, Cumming, IA 50061

Return Address

Alecia A. Meuleners
699 Walnut Street, Suite 2000
Des Moines, IA 50309

Grantor:

Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998

Grantee:

Michael Johnson and Jennifer Johnson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar(s) and other valuable consideration, Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998, does hereby convey to Michael Johnson and Jennifer Johnson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, following described real estate in Madison County, Iowa:

See attached Exhibit A.

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

The grantor further warrants as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record from Hal S. Chase and Avril L. Chase, husband and wife, dated August 17, 2012, and filed August 28, 2012 in Book 2012 Page 2513 of the Madison County, Iowa, Recorder's Office.
2. I am the presently existing Trustee under the Trust and I am authorized to transfer the above described real estate to the Grantee without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above described real estate, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The Trust is revocable, or if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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

Dated: August 31, 2022

Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998

By: Hal S Chase
Hal S. Chase, Trustee

STATE OF IOWA, COUNTY OF POIK

This instrument was acknowledged before me this 31 day of August, 2022, by Hal S. Chase, Trustee of the Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998.

Allison Robinson
Signature of Notary Public

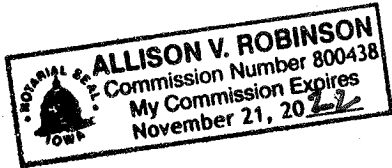


EXHIBIT A

The North Half (1/2) of the Southwest Quarter (1/4); AND the Southeast Quarter (1/4) of the Southwest Quarter (1/4) in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND the following described tract of land, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15), thence East 3 chains to Middle River, thence South 2° West 6.15 chains, thence South 45° East, 6 chains, thence North 85° East 13 chains to the East line of said 40-acre tract, thence South on said East line 10.88 chains to the Southeast corner of said 40-acre tract, thence West on the South line of said 40-acre tract to the Southwest corner thereof, thence North on the West line of said 40-acre tract to the place of beginning, being all that part of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) lying and being South and West of Middle River; EXCEPT Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), containing 9.75 acres, as shown in Plat of Survey in Book 2010, Page 1563 on July 8, 2010, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) in said Section Fifteen (15), containing 34.36 acres, as shown in Plat of Survey in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa.

AND

The Southwest Quarter (1/2) of the Northwest Quarter (1/2) of Section Fifteen (15) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M, Madison County, Iowa.