

BK: 2022 PG: 3679
Recorded: 12/16/2022 at 3:47:48.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$8.29
Combined Fee: \$30.29
Revenue Tax: \$261.60
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$163,501

INSTRUMENT PREPARED BY:	Jonathon L. Schroeder, 1601 Golden Aspen Drive, Ste 108, Ames, IA 50010; (515) 242-8972
RETURN TO:	DD Johnson Properties, LLC – 2783 Truro Road, St. Charles, IA 50240
MAIL TAX STATEMENT TO:	DD Johnson Properties, LLC – 2783 Truro Road, St. Charles, IA 50240

TRUSTEE'S WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **MONTY J. JOHNSON AND DAN E. JOHNSON, AS CO-TRUSTEES OF THE NAOMI B. JOHNSON REVOCABLE TRUST UNDER AGREEMENT DATED OCTOBER 25, 2007** (the "Grantor"), for valuable consideration, conveys **DD JOHNSON PROPERTIES, LLC**, an Iowa limited liability company (the "Grantee"), the real property situated in Madison County, Iowa, described as follows:

Parcel F:

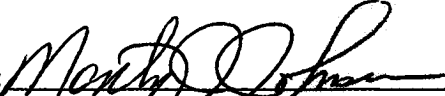
That part of the Northeast Quarter of the Northwest Quarter of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds East, 522.56 feet along the West line of said Northeast Quarter of the Northeast Quarter to the Southwest corner of Parcel A, recorded in Book 2005 Page 3084 and to the Point of Beginning; thence South 00 degrees 10 minutes 00 seconds East, 601.44 feet along said West line; thence North 86 degrees 34 minutes 55 seconds East, 410.49 feet; thence North 04 degrees 41 minutes 04 seconds East, 251.76 feet; thence North 37 degrees 22 minutes 55 seconds West, 271.32 feet; thence North 04 degrees 21 minutes 31 seconds East, 109.00 feet to the South line of said Parcel A; thence North 89 degrees 38 minutes 01 seconds West, 275.63 feet to the Point of Beginning, having an area of 4.95 Acres including 0.45 acres of Madison County Road Easement, as shown on Plat of Survey filed August 1, 2018 in Book 2018 at Page 2479 in the office of the Madison County Recorder.

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

The Grantor further warrants to the Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the Grantee is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.


Dated this 9th day of December, 2022.

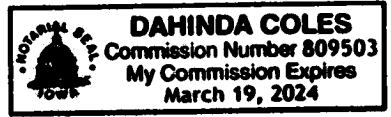
THE NAOMI B. JOHNSON REVOCABLE TRUST UNDER AGREEMENT DATED OCTOBER 25, 2007

By: 
Monty J. Johnson, Co-Trustee

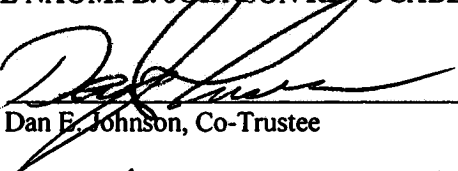
STATE OF Iowa, Warren COUNTY, SS:

This record was acknowledged before me on this 9th day of December, 2022, by Monty J. Johnson as Co-Trustee of the Naomi B. Johnson Revocable Trust under Agreement Dated October 25, 2007.


Notary Public in and for said State




THE NAOMI B. JOHNSON REVOCABLE TRUST UNDER AGREEMENT DATED OCTOBER 25, 2007

By: 
Dan E. Johnson, Co-Trustee

STATE OF Iowa, Warren COUNTY, SS:

This record was acknowledged before me on this 9th day of December, 2022, by Dan E. Johnson as Co-Trustee of the Naomi B. Johnson Revocable Trust under Agreement Dated October 25, 2007.


Notary Public in and for said State

