



Document 2023 900

Book 2023 Page 900 Type 03 001 Pages 2
Date 5/01/2023 Time 1:24:18PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$519.20
Rev Stamp# 111 DOV# 114
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$325,000⁰⁰

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: 5154623731

²
Taxpayer Information: Harley Joe Johnson II, 1943 180th Street, Creston, IA 50801

^E Return Document To: Harley Joe Johnson II, 1943 180th Street, Creston, IA 50801

Grantors: Quenten H. Johnson and Julia A. Johnson

Grantees: Harley Joe Johnson II

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of Three Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Quenten H. Johnson and Julia A. Johnson, Husband and Wife, do hereby Convey to Harley Joe Johnson II, a married man, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 10.10 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 2218 on July 29, 2013, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the East Half (1/2) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 113.50 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 2219 on July 29, 2013, 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.

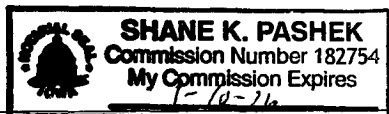
Dated: 4-27-23

Quenten H. Johnson
Quenten H. Johnson, Grantor

Julia A. Johnson
Julia A. Johnson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4-27-23 by Quenten H. Johnson and Julia A. Johnson.



[Signature]
Signature of Notary Public