

BK: 2023 PG: 95
Recorded: 1/18/2023 at 1:51:19.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

INSTRUMENT PREPARED BY:	Jonathon L. Schroeder, 1601 Golden Aspen Drive, Ste 108, Ames, IA 50010; (515) 242-8972
RETURN TO:	Monty J. Johnson – 3328 Walnut Avenue, Truro, IA 50257
MAIL TAX STATEMENT TO:	Monty J. Johnson – 3328 Walnut Avenue, Truro, IA 50257
EXEMPTION CLAIMED:	Iowa Code § 428A.2(21)

TRUSTEE'S WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **DAN E. JOHNSON, TRUSTEE OF NAOMI B. JOHNSON IRREVOCABLE TRUST** (the "Grantor"), for valuable consideration, conveys **MONTY J. JOHNSON** (the "Grantee"), the real property situated in Madison County, Iowa, described as follows:

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa **EXCEPT** Parcel A as shown in Plat of Survey filed in Book 2005, Page 3084 on July 5, 2005, in the Office of the Recorder of Madison County **AND EXCEPT** Parcel F as shown in Plat of Survey filed in Book 2018, Page 2479 on August 1, 2018, in the Office of the Recorder of Madison County,

AND

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa **EXCEPT** Parcel B as shown in Plat of Survey filed in Book 2005, Page 3083 on July 5, 2005, in the Office of the Recorder of Madison County,

AND

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa **EXCEPT** Parcel E as shown in Plat of Survey filed in Book 2018, Page 1044 on April 5, 2018, in the Office of the Recorder of Madison County.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

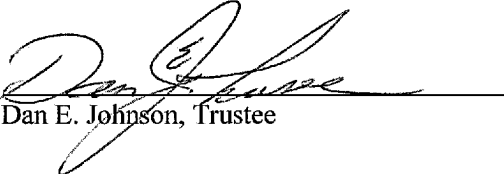
This transfer is exempt from the Iowa Real Estate Transfer Tax pursuant to Iowa Code Section 428A.2(21) as consideration is five hundred dollars or less.

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 11 day of January, 2023.

NAOMI B. JOHNSON IRREVOCABLE TRUST

By: 
Dan E. Johnson, Trustee

STATE OF IOWA, Madison COUNTY, SS:

This record was acknowledged before me on this 11 day of January, 2023, by Dan E. Johnson as Trustee of Naomi B. Johnson Irrevocable Trust.


Notary Public in and for said State

